

City of Las Vegas



Las Vegas

Redevelopment

Plan



Redevelopment Plan

for the Downtown Las Vegas

Redevelopment Area

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Ordinance #3218

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Redevelopment Plan for the Downtown Las Vegas Redevelopment Area

Article I Introduction

Section 100 Legal Foundation

The Redevelopment Plan (“Plan”) for the Downtown Las Vegas Redevelopment Area (“Redevelopment Area”) consists of this text, the Legal Description of the downtown Redevelopment Area (Attachment No. 1), the Downtown Las Vegas Redevelopment Area Map (Attachment No. 2), and the Downtown Las Vegas Redevelopment Plan Map (Attachment No. 3). This Plan has been prepared by the City of Las Vegas Downtown Redevelopment Agency (the “Agency”) pursuant to the Community Redevelopment Law of the State of Nevada (NRS Section 279.382 et. seq.) and all applicable local laws and ordinances.

Any powers granted by Agency under State laws, but which may on be specifically stated in this Plan, are not construed as a forfeiture of such powers by the Agency. The Agency expressly incorporates all provisions, powers and limitations of the Redevelopment Law into this Plan. It is further understood that State Law, as it is presently constituted or shall be amended from time to time, shall take precedence to the extent applicable over any portion of the Plan that may come in conflict with State Law.

The redevelopment Plan conforms to the General Plan for the City of Las Vegas adopted by the City Council on January 16, 1985, including the General Plan Policy 1.2.8 which states that “it is policy to encourage the continuing development of downtown Las Vegas as the regional center for finance, business, governmental services, entertainment and recreation, while retaining the gaming and tourism vital to economic prosperity.”

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this plan for the redevelopment, rehabilitation and revitalization of the redevelopment Area. Because of the long-term nature of this Plan, and the need to retain in the Agency flexibility to respond to market and economic condition, property owners and

developer interests and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Redevelopment Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects and solutions.

Section 110 Redevelopment Plan Objectives

The purposes of the Community Redevelopment Law will be attained through, and the major objectives of this Plan, are:

- A. The elimination of environmental deficiencies and blight in the Redevelopment Area, which constitute either social or economic liabilities or both and require redevelopment in the interests of the health, safety and general welfare of the people, including, among others, small and/or irregular lots, obsolete and aged building types, economic and social deficiencies, deteriorated public improvements, inadequate parking facilities, and inadequate utilization of land and public facilities;
- B. The assembly of land into parcels suitable for modern, integrated development and allowing for improved pedestrian and vehicular circulation in the Redevelopment Area;
- C. The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized;
- D. The strengthening of retail, office, and other commercial and residential functions in the downtown area;



E. The strengthening and diversification of the economic base of the Redevelopment Area and the community by the installation of needed site improvements to stimulate new commercial expansion, employment and economic growth;

F. The provision of adequate land for parking and open spaces;

G. The establishment of financial mechanisms to assist in the upgrading and/or redevelopment of properties in the Redevelopment Area;

H. The provisions of necessary public improvements to correct existing deficiencies;

I. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Redevelopment Area;

J. The minimization of conflict between pedestrian and automobile traffic and the improvement of transportation efficiency;

K. The orderly development of the Redevelopment Area;

L. The rehabilitation and preservation of historically and architecturally worthwhile structures and sites;

M. The provision of an environment where a socially balanced community can work and live by providing jobs and housing for persons of varying social, economic and ethnic groups;

N. The upgrading of the quality of life in the Redevelopment Area.

Article II General Definitions

Section 200 Definitions

The following definitions are used in this Plan unless otherwise indicated by the text:

A. "Agency" means the City of Las Vegas Downtown Redevelopment Agency>

B. "City" means the City of Las Vegas, Nevada.

C. "Map" means the Redevelopment Plan Map and the "Extension of Redevelopment Area Boundaries Plan Maps".

D. "State: means the State of Nevada.

E. "Plan" means the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.

F. "Planning Commission" means the Planning Commission of the City of Las Vegas.

G. "Redevelopment Area" means the area included within the boundaries of the Downtown Las Vegas Redevelopment Area.

H. "Redevelopment Law" means the Community Redevelopment Law of the State of Nevada.



Article III Redevelopment Area Boundaries

Section 300 Boundaries

The boundaries of the Redevelopment Area are described in the “Legal Description of the Downtown Redevelopment Area,” and the “Extension of the redevelopment Area Boundaries Legal Description” attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the “Downtown Las Vegas Redevelopment Area Map” and the “Extension of Boundaries Redevelopment area Maps” attached hereto as Attachment No. 2 and incorporated herein by reference.

Article IV Proposed Redevelopment Actions

Section 400 General Redevelopment Actions

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Redevelopment Area by:

- A. The acquisition of real property
- B. The management of any property under the ownership and control of the agency;
- C. The demolition, clearance of land, installation of public improvements, and building and site preparation;
- D. The disposition and development of property for uses in accordance with this Plan;
- E. The rehabilitation, conservation, or moving of structures of certain buildings and improvements by present owners, their successors, and the Agency;
- F. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- G. The assembly of adequate sites for the development and construction of retail, office, residential, hotel, tourism/recreational, industrial, public, and other facilities;
- H. The provision of utilities, roads, streets, landscaping, parking facilities and other public improvements;
- I. The closure or other modification of streets;
- J. The implementation of land use controls and regulations.

In the accomplishment of these purposes and actions and in the implementation and furtherance of this Plan, the Agency is authorized to use all of the powers provided in this Plan and all the powers now or hereafter permitted by law.



Section 410 Participation Opportunities

410.1 Opportunities for Owners and Tenants

In accordance with this Plan and the rules for owner and tenant participation adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners or tenants of real property in the Redevelopment Area shall be given a reasonable opportunity to participate in redevelopment by: (1) retaining all or a portion of their properties; (2) acquiring adjacent or other properties in the Redevelopment Area; (3) rehabilitation of existing buildings or improvements; (4) new development; or (5) selling their properties to the Agency and purchasing other properties in the Redevelopment Area.

410.2 Rules for Participation Opportunities, Priorities, and Preferences

In order to provide opportunities to owners and tenants to participate in the redevelopment of the Redevelopment Area, the Agency shall promulgate rules for owner and tenant participation within the Redevelopment Area. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors to be considered in establishing these priorities and preferences may include a participant's length of occupancy in the area, accommodation of as many participants as possible, similarity of land use, the necessity to assemble sites for integrated, modern development and conformity of a participant's proposal with the intent and objectives of this Plan.

In addition to opportunities for participation by individual persons and firms, participation shall be available for two or more persons, firms or institutions to join together in partnerships, corporations or other joint entities.

Participation opportunities shall necessarily be subject to and limited by such factors as: (1) the elimination and changing of some land uses; (2) the construction, widening or realignment of some streets; (3) the ability of participants to finance acquisition and development or rehabilitation

in accordance with this Plan; (4) the reduction in the total number of individual parcels in the Redevelopment Area; and (5) the construction or expansion of public facilities.

410.3 Participation Agreements

The Agency may require that, as a condition to participation in redevelopment and as a condition to Agency approval of such development or improvement, each participant enter into a binding agreement with the Agency by which the participant enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, improve and use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreement, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Redevelopment Area.

In the event an owner or tenant participant fails or refuses to rehabilitate or develop and use and maintain its real property pursuant to his Plan and a participation agreement, the real property or any interest herein may be acquired by the Agency by any lawful means, including eminent domain, and sold or leased for rehabilitation or development in accordance with this Plan.

Section 410.4 Conforming Owners

The Agency may, at its sole and absolute discretion, determine that certain real property within the Redevelopment Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use and maintain the real property within the requirements of this Plan. However, a conforming owner shall be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to:



(a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (b) acquire additional property within the Redevelopment Area.

Section 420 Cooperation With Public Bodies

Every public body is authorized by State law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this redevelopment project. Any public agency, with or without consideration, may:

- A. Dedicate, sell, convey, or lease any of its property to the Agency;
- B. Cause parks, playgrounds, recreational, community, educational, water, sewer, or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished adjacent to or in connection with redevelopment projects;
- C. Furnish, dedicate, close, pave, install, grade, regrade, plan or replan streets, roadways, alleys, sidewalks or other places which it is otherwise empowered to undertake;
- D. Plan or replan, zone or rezone any part of such area and make any legal exceptions from building regulations and ordinances;
- E. Enter into agreements with the Federal Government respecting actions to be taken by such public body pursuant to any of the powers granted by NRS270.382 to 279.680, inclusive;
- F. Purchase or legally invest in any of the bonds of the Agency.

The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency will,

however, seek the cooperation of all public bodies which own or intend to acquire property in the Redevelopment Area. The Agency shall impose on all public bodies the planning and development controls contained in the Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns or leases property in the Redevelopment Area will be afforded all the privileges of owner and tenant participation, if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Redevelopment Area by a public body shall be subject to Agency approval.

In any year during which it owns property in the Redevelopment Area, the Agency is authorized, but not required, to pay to any public agency which would have levied a tax upon such property, had it not been exempt, an amount of money in lieu of taxes.

Section 430 Acquisition of Property

430.1 Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, all real property located in the Redevelopment Area, by gift, grant, bequest, devise, exchange, purchase, eminent domain, or any other means authorized by law.

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Redevelopment Area, which cannot be acquired by gift, devise, exchange, purchase or other lawful method.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including, specifically, any lease hold interest.



Without the consent of an owner or owners, the Agency may not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless (1) such building requires structural alterations, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls established pursuant to the Plan and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Redevelopment Area is completed unless the Agency and the private owners enter into a participation agreement and the owner completes his responsibilities under the participation agreement.

430.2 Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Redevelopment Area by any lawful means, including eminent domain.

Section 440 Property Management

During such time a property, if any, in the Redevelopment area, is owned by the Agency, such property shall be under the management, maintenance, and control of the Agency. Such property may be rented or leased by the Agency, pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

Section 450 Relocation of Persons (Including Individuals and families), Business concerns and Others Displaced by the Project

The Agency shall provide assistance for relocation and shall make all of the payments required by chapter 342 of NRS for programs or projects for which federal financial assistance is received to pay all or any part of the cost of that program or project. The Agency may make such other payments as may be appropriate and for which funds are available.

Section 460 Demolition, Clearance, Public Improvements, Building and Site Preparation

460.1 Demolition and Clearance

The Agency is authorized to demolish or cause to be demolished buildings, structures, or other improvements form any real property in the Redevelopment Area owned by the Agency as necessary to carry out the objectives of this Plan, and to clear or cause to be cleared such real property.

460.2 Public Improvements

To the extent and in the manner authorized by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Redevelopment Area) necessary to carry out the Plan. Such public improvements include, but are not limited to, over- or underpasses, bridged, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, landscaped areas, street furnishings and transportation facilities.

460.3 Building & Site Preparation

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Redevelopment Area whether owned by the Agency or not. The agency is also authorized (to



the extent and in such manner permitted by law) to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, retail, tourist, recreational, public and other uses provided in the Plan.

Section 470 Disposition & Development of Property

470.1 Real Property Disposition & Development

470.1.1 General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, cause to be subdivided, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any real property acquired.

To the extent permitted by law, the Agency is authorized to dispose of real property by sale or lease by negotiation without public bidding.

Real property acquired by the Agency may be conveyed by the Agency without charge to the city and where beneficial to the redevelopment project, without charge to any other public body.

All real property acquired by the Agency in the Redevelopment Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, except property conveyed by the Agency to the city or other public bodies. Any such lease or sale must be conditioned on the redevelopment and use of the property in conformity with this Plan.

The agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure developments are carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period

of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

470.1.2 Purchase & Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed to the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the recorder of the county.

The agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

The leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Redevelopment Area is hereby subject to the restriction that there shall be no discrimination or segregation based on race, sex, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Redevelopment Area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Redevelopment Area shall contain such nondiscrimination and nonsegregation clauses as are required by law.



470.1.3 Development by the Agency

To the extent and in the manner now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any publicly- or privately-owned building, facility or other improvement either within or without the Redevelopment Area, except for a residential facility, for itself or for any public body or entity, which buildings, facilities, structures, or other improvements are or would be of benefit to the Redevelopment Area, and may acquire or pay for the land required therefore.

If the value of that land or the cost of the construction of that building, facility, structure or other improvement, or the installation of any improvement has been, or will be, paid or provided for initially by the city or other governmental entity, the Agency may enter into a contract with that city or governmental entity for all or part of the value of that land or of the cost of the building, facility, or structure or other improvement, or both, by periodic payments over a period of years. The obligation of the Agency under that contract constitutes an indebtedness of the Agency which may be payable out of taxes levied and allocated to the Agency under paragraph (b) of Subsection One of NRS 279.676 or out of any other available money.

470.1.4 Development Plans

All development plans shall be submitted to the Agency for approval and architectural review. The Agency is hereby authorized to assign responsibility for the review and approval of development plans to the staff of the Redevelopment Area should it so choose. All development in the Redevelopment Area must conform to this Plan and all applicable Federal, State and local laws, and to such architectural and design review standards as the City and/or Redevelopment Area may subsequently establish, and must receive the approval of the appropriate public agencies.

During the period of development in the Redevelopment Area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Redevelopment Area

is proceeding in accordance with disposition and development documents and time schedules.

470.2 Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

Section 480 Rehabilitation, Conservation & Moving of Structures

480.1 Rehabilitation & Conservation

The Agency is authorized to rehabilitate or cause to be rehabilitated and conserved any building or structure in the Redevelopment Area owned by the Agency. The agency is also authorized and directed to advise, encourage, and assist in the rehabilitation or conservation of property in the Redevelopment Area not owned by the Agency. The agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings and/or sites of historic or architectural significance.

480.2 Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or cause to be moved any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Redevelopment Area.

Section 490 Development of Transportation Concepts & Facilities

Since transportation is essential to the Redevelopment Area, the Agency, in cooperation with the City, and (as appropriate) with other entities, may explore concepts and develop facilities to increase transportation efficiency. Possible concepts are; bridging, decking or depression of streets, realignment or de-emphasis of streets, establishment of superblocks, elimination of pedestrian-vehicular conflicts, and a coordinated short and long range



system of alternate modes of transportation, such as the “people mover” type system.

Parking sites and facilities may be established.

The Agency shall review all design plans in order to determine that easements, rights-of-way, station locations and development linkages can be effectuated both internally and externally of the Redevelopment Area, in order to assure continuous and utmost efficiency in development.

This section (510) and the Land Uses described herein have been amended by Ordinance 5652, adopted December 17, 2003. A copy of this ordinance is in the section entitled Attachment 1.

The map in Attachment 1, entitled Downtown Redevelopment Area Land Use Designations, depicts the land uses described in Ordinance 5652.

Article V Uses Permitted in the Redevelopment Area

Section 500 Redevelopment Plan Map

The “Redevelopment Plan Map” and the “Extension of Redevelopment Area Boundaries Maps” which appear in Attachment Three of this Plan, illustrates the location of the Redevelopment Area boundaries, layout of the principal streets within the Redevelopment Area, and the proposed land uses to be permitted in the Redevelopment Area, for all land — public, semi-public and private. All development shall conform to the requirements of applicable State statutes and local codes as they now exist or are hereafter amended.

Section 510 Designated Land Uses

510.1 Low Density Residential (L) (up to 5.5 du/gross acre)

The Low Density Residential category allows a maximum of 5.5 dwelling units per gross acre. This category permits single-family detached homes, mobile homes on individual lots, gardening, home occupations, and family child care facilities. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

510.2 Medium Low Density Residential (ML) (up to 8 du/gross acre)

The Medium Low Density Residential category permits a maximum of 8 dwelling units per gross acre. This density range permits: single family detached homes, including compact lots and zero lot lines; mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.



510.3 Medium Density Residential (M) (up to 25 du/gross acre)

The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments.

510.4 High Density Residential (H) (greater than 25 du/gross acre)

The High Density Residential category permits greater than 25 dwelling units per gross acre, with the exception of high-rise apartments, which has no specific limit.

510.5 Office (O)

The Office category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

510.6 Service Commercial (SC)

The Service Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services.

510.7 General Commercial (GC)

General Commercial allows retail, service, wholesale office and other general business uses of a more intense commercial character. These uses commonly include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses.

510.8 Light Industry/Research (LI/R)

The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed.

510.9 Public Facilities (PF)

The Public Facilities category allows large governmental building sites and complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.



Section 520 General Controls & Limitations

All real property in the Redevelopment Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

520.1 Construction

All new construction and/or rehabilitation of existing structures within the Redevelopment Area shall comply with all applicable State and local laws in effect from time to time. In addition to applicable codes, ordinances or other requirements governing development in the Redevelopment Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment in the Redevelopment Area.

The Agency shall require that, as feasible, adequate landscaping and screening be provided to create a buffer between those areas remaining in residential use during implementation of the Plan, and those areas designated for commercial and employment uses.

520.2 Rehabilitation & Retention of Properties

Any existing structure within the Redevelopment Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed or rehabilitation shall be repaired, altered, reconstructed or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

520.3 Limitation on the Number of Buildings

The number of buildings in the Redevelopment Area shall be regulated by the Agency in accordance with guidelines to be established.

520.4 Number of Dwelling Units

The number of dwelling units presently in the Redevelopment Area is approximately 2,278, and the "Extension of the Redevelopment Area Boundaries" is approximately 373.

520.5 Existing Non-Conforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of the Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Redevelopment Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Redevelopment Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Redevelopment Area for uses which do not conform to the provision of this Plan where such improvements are within a portion of the Redevelopment Area, where, in the determination of the Agency, such improvements would be compatible as interim uses with surrounding uses and development.

520.6 Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Redevelopment Area for interim uses that are not in conformity with the uses permitted in this Plan.

520.7 Limitation on Type, Size & Height of Buildings

Except as set forth in other sections of this Plan, the type, size and height of buildings shall be as limited by applicable Federal, State and local Statutes, ordinances and regulations.



520.8 Open spaces, Landscaping, Light, Air & Privacy

The approximate amount of open space to be provided in the Redevelopment Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around building and all other outdoor areas not permitted to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval to insure optimum use of living plant material in the Redevelopment Area. The Agency is hereby authorized to assign responsibility for the review and approval of landscaping plans to the staff of the Agency, should it so choose.

Sufficient space shall be maintained between buildings in all areas to provide adequate landscaping, lights, air and privacy.

520.9 Signs

All signs shall conform at a minimum to the City sign ordinances as they now exist or are hereafter amended, and to such other sign standards as the Agency and/or City may establish. Design of all new sign shall be submitted to the Agency for review and approval before erection. The Agency is hereby authorized to assign responsibility for the review and approval of all new signs to the staff of the Agency, should it so choose.

520.10 Utilities

The Agency shall require that all utilities be placed underground when physically and economically feasible, as determined by the Agency.

520.11 Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Redevelopment Area.

520.12 Subdivision of Parcels

No parcel in the Redevelopment Area, including any parcel retained by a participant, shall be subdivided without the approval of the Agency. The Agency is hereby authorized to assign responsibility for the subdivision of parcels to the staff of the Agency should it so choose.

520.13 Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- A. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- B. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls;
- C. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and,
- D. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City code and ordinances.



520.14 Nondiscrimination & Nonsegregation

There shall be no discrimination or segregation based on race, color, sex, age, creed, religion, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Redevelopment Area.

520.15 Design for Development

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design control necessary for proper development of both private and public areas within the Redevelopment Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls, and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency, and any other property, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Redevelopment Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Redevelopment Area. The Agency shall not approve any plans that do not comply with this Plan. The Agency is hereby authorized to assign responsibility for the review and approval of such plans to the staff of the Agency should it so choose.

Plans shall address all proposed improvements to the site and include scale drawings of the site plan indicating front, side and rear yards, landscaping, streetscaping, signage and graphics. Plans shall indicate screening for objectionable external apparatus including roof mounted equipment. Exterior elevations and other presentation drawings shall identify all exterior massing, materials and color. Plans shall incorporate a report detail-

ing the abatement of any environmental issues associated with the operation of the proposed development including noise, odor, glare, vibration, smoke, dust, ashes, radiation, hazardous or noxious wastes or any other factors requested by the Agency. Roof tops within the Redevelopment Area shall be designed as architectural element recognizing that adjacent or nearby neighbors may view onto those conditions.

520.16 Building Permits

No permits shall be issued for the construction of any new building or any construction of an existing building in the Redevelopment Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided. Any permit that is issued here under must be in conformance with the provisions and intent of this Plan.

Upon receipt of such an application for permit, the City shall request the staff of the Agency to review the application to determine what effect, if any, the issuance thereof would have upon the Plan for said Redevelopment Area. Within twenty-five days thereafter, the staff of the Agency shall file with the City a written report setting forth its finding of fact, including but not limited to, the following;

- A. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and has previously submitted architectural, landscape and site plan to the Agency; and,
- B. Whether the proposed improvements would be compatible with the standard and other requirements set forth in the Plan; and,
- C. Whether the modifications, if any, in the proposed improvements would be necessary in order to met the requirements of the Plan.

After receipt of said report or after said twenty-five day period, whichever occurs first, the City may begin plans check process for the issuance of the permit with conditions; or shall withhold the issuance of the permit if the Agency staff finds that the proposed improvements do not meet the



requirement of the Plan and the proposed design of the Agency. Within five days after allowing or withholding issuance of the permit, the City shall notify by certified mail the applicant and the Agency staff of its decision.

No new improvement shall be constructed and/or modified unless resubmitted to the Agency, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency.

Article VI Methods of Financing

Section 600 General Description of the Proposed Financing Method

The Agency is authorized to finance projects within the Redevelopment Area with financial assistance from the City, State of Nevada, Federal government, tax increment funds, interest income, Agency bonds, donation, loan from private financial institutions, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow fund, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increment or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Redevelopment Area may be provided by the City until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the city. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project.



Section 610 Tax Increment Funds

All ad valorem taxes levied upon taxable property within the Redevelopment Area each year, by or for the benefit of the State of Nevada, the County of Clark, the City of Las Vegas, any district or any other public corporation (hereinafter sometimes called “taxing agencies”) after the effective date of the ordinance approving this Plan, shall be divided as follows:

A. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Area as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized before the effective date of the ordinance approving this Plan, must be allocated to and when collected must be paid into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. To allocate taxes levied by or for any taxing agency or agencies which did not include the territory in the Redevelopment Area on the effective date of the ordinance approving this Plan but to which the territory has been annexed or otherwise included after the effective date, the assessment roll of the County of Clark last equalized on the effective date of the ordinance must be used in determining the assessed valuation of the taxable property in the Project on the effective date.

B. That portion of the levied taxes each year in excess of that amount must be allocated to and when collected must be paid into a special fund of the Agency to pay the principal of and interest on loans, money advanced to, or indebtedness, whether funded, refunded, assumed or otherwise incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless the total assessed valuation of the taxable property in an Area exceeds the total assessed value of the taxable property in the area as shown by the last equalized assessment roll referred to in subdivision “A”: hereof, all of the taxes levied and collected upon the taxable property in the Area must be paid into the fund of the respective taxing agencies. When such loan, advances and indebtedness, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Project must be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision “B” above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of money, or making of loan or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part. The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

For the purposes of this section, the assessment roll last equalized before the effective date of such ordinance.

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligation of the Agency are not a debt of the City or the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations



shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

Section 620 Other Loans & Grants

Any other loans, grants, guarantees or financial assistance from the United States, the State of Nevada or any other public or private source will be utilized if available.

Article VII Actions by the City

The city shall aid and cooperate with the Agency in carrying out this Plan and Shall take all action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

A. Institution and completion of proceedings for opening, closing, vacating, widening or hanging the grades of street, alleys and other public rights-of-way in the Redevelopment Area. Such action by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operation of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal and relocation to be borne by others than those legally required to bear such cost;

B. Institution and completion of proceeding necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Redevelopment Area;

C. Revision of zoning (if necessary) within the Redevelopment Area to permit the land uses and development authorized by this Plan;

D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcel in the Redevelopment Area to ensure their proper development and use;

E. Provision for administrative enforcement of this Plan by the city after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Redevelopment Area throughout the duration of this Plan;

F. Preservation of historical sites and buildings;



G. Performance of the above actions and of all other functions and services relating to public peace, health, safety and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Redevelopment Area to be commenced and carried to completion without unnecessary delays;

H. The undertaking and completing of any other proceedings necessary to carry out the Redevelopment Project.

The foregoing action to be taken by the City do not necessarily involve or constitute any commitment for financial outlay by the City.

Article VIII Enforcement

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunction or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.



Article IX Duration of this Plan

The provision of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for forty-five (45) years from the date of adoption of this Plan by the City Council.

Article X Procedure for Amendment

This Plan may be amended by means of the procedure established in NRS Section 279.608 or by any other procedure hereafter established by law.

99:1-9/BC:cl
Rev.1-22-86
Attachments





Attachment 1

- A: 1986 Amendment Ordinance and Legal Description
- B: 1988 Amendment Ordinance and Legal Description
- C: 1992 Amendment Ordinance and Map
- D: Legal Description of 1996 Expansion of Redevelopment Area
- E: 2003 Amendment Ordinance and Map



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Exhibit A

1986 Amendment Ordinance and Legal Description



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MARCH 5, 1986 AMEND.

BILL NO. 86-8

Ordinance No. 3218

AN ORDINANCE OF THE CITY OF LAS VEGAS, NEVADA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA.

Sponsored by:

Councilman Al Levy

Summary: Approval and adoption of Redevelopment Plan for the Downtown Redevelopment Area

WHEREAS, the City Council of the City of Las Vegas (the "Council") has received from the City of Las Vegas Downtown Redevelopment Agency (the "Agency") the proposed Redevelopment Plan (the "Redevelopment Plan") for the Downtown Las Vegas Redevelopment Area (the "Redevelopment Area"), as approved by the Agency, a copy of which is on file at the office of the Agency at 400 E. Stewart Avenue, Las Vegas, Nevada, and at the office of the City Clerk, City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada, together with the Report of the Agency including the reasons for the selection of the Redevelopment Area, a description of the physical, social and economic conditions existing in the Redevelopment Area, the proposed method of financing the redevelopment of the Redevelopment Area, a plan for the relocation of owners and tenants who may be temporarily or permanently displaced from the Redevelopment Area, an analysis of the Preliminary Plan, and the report and recommendations of the Planning Commission of the City of Las Vegas (the "Planning Commission"); and

WHEREAS, a legal description of the boundaries of the Redevelopment Area covered by the Redevelopment Plan is attached to this Ordinance as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the Planning Commission has submitted to the Council its report and recommendations for approval of the Redevelopment Plan, and its certification that the Redevelopment

Carol A. Hawley
CITY CLERK
CITY OF LAS VEGAS, NEVADA
3-12-86

1 Plan conforms to the General Plan for the City of Las Vegas; and
2 WHEREAS, the Council held a public hearing on February
3 19, 1986, on adoption of the Redevelopment Plan in the City
4 Council Chambers, City Hall, 400 E. Stewart Avenue, Las Vegas,
5 Nevada; and

6 WHEREAS, a notice of said hearing was duly and regularly
7 published in the Las Vegas Review Journal, a newspaper of general
8 circulation in the City of Las Vegas, once a week for four succes-
9 sive weeks prior to the date of said hearing, and a copy of said
10 notice and affidavit of publication are on file with the City
11 Clerk; and

12 WHEREAS, copies of the notice of public hearing were
13 mailed by certified mail with return receipt requested to the
14 last known owner of each parcel of land in the proposed Redevelop-
15 ment Area, as shown by the records of the assessor of the Coun-
16 of Clark; and

17 WHEREAS, each owner of land in the Redevelopment Area
18 was sent a separate statement, attached to the notice of public
19 hearing, that his property may be subject to acquisition by pur-
20 chase or condemnation under the provisions of the Redevelopment
21 Plan; and

22 WHEREAS, the Agency has prepared and submitted a pro-
23 gram for the relocation of persons and businesses who may be
24 displaced as a result of carrying out the Project in accordance
25 with the Redevelopment Plan; and

26 WHEREAS, the Council has general knowledge of the con-
27 ditions existing in the Redevelopment Area and of the availability
28 of suitable housing in the City for the relocation of families
29 and persons who may be displaced by the Project, and in the light
30 of such knowledge of local housing conditions, has carefully con-
31 sidered and reviewed such program for relocation; and

32 WHEREAS, the Council has considered the report and

1 recommendations of the Planning Commission, the report of the
2 Agency, the Redevelopment Plan and its economic feasibility, the
3 feasibility of the relocation program, has provided an opportunity
4 for all persons to be heard and has received and considered all
5 evidence and testimony presented for or against any and all
6 aspects of the Redevelopment Plan;

7 NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF LAS
8 VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

9 SECTION 1: That the purpose and intent of the City
10 Council with respect to the Redevelopment Area is to accomplish
11 the following:

- 12 (A) The elimination of environmental deficiencies and
13 blight in the Redevelopment Area, which constitute
14 either social or economic liabilities or both and
15 require redevelopment in the interests of the health
16 safety and general welfare of the people, including,
17 among others, small and/or irregular lots, obsolete
18 and aged building types, economic and social
19 deficiencies, deteriorated public improvements,
20 inadequate parking facilities, and inadequate
21 utilization of land and public facilities;
- 22 (B) The assembly of land into parcels suitable for
23 modern, integrated development and allowing for
24 improved pedestrian and vehicular circulation in
25 the Redevelopment Area;
- 26 (C) The replanning, redesign and development of unde-
27 veloped areas which are stagnant or improperly
28 utilized;
- 29 (D) The strengthening of retail, office and other
30 commercial functions in the downtown area;
- 31 (E) The strengthening and diversification of the eco-
32 nomic base of the Redevelopment Area and the

1 community by the installation of needed site
2 improvements to stimulate new commercial expansion,
3 employment and economic growth;

4 (F) The provision of adequate land for parking and
5 open spaces;

6 (G) The establishment of financial mechanisms to assist
7 in the upgrading and/or redevelopment of properties
8 in the Redevelopment Area;

9 (H) The provision of necessary public improvements
10 to correct existing deficiencies;

11 (I) The establishment and implementation of performance
12 criteria to assure high site design standards and
13 environmental quality and other design elements
14 which provide unity and integrity to the entire
15 Redevelopment Area;

16 (J) The minimization of conflict between pedestrian
17 and automobile traffic and the improvement of
18 transportation efficiency. New concepts of trans-
19 portation should be encouraged;

20 (K) The orderly development of the Redevelopment Area;

21 (L) The rehabilitation and preservation of historically
22 and architecturally worthwhile structures and sites
23 where feasible;

24 (M) The provision of an environment where a socially
25 balanced community can work and live by providing
26 jobs and housing for persons of varying social,
27 economic and ethnic groups; and

28 (N) The upgrading of the quality of life in the Rede-
29 velopment Area.

30 SECTION 2: The Council hereby finds and determines

31 that:

32 (A) The Redevelopment Area is a blighted area, the

1 redevelopment of which is necessary to effectuate
2 the public purposes declared in the Nevada
3 Community Redevelopment Law. This finding is based
4 upon the following conditions which characterize
5 the Redevelopment Area:

- 6 (1) The existence of substandard and deteriorating
7 buildings and structures due to age, obsoles-
8 cence and shifting of uses;
- 9 (2) The existence of properties which suffer from
10 deterioration and disuse because of: aging,
11 deteriorating and substandard public improve-
12 ments, facilities, utilities and open spaces
13 including inadequate and insufficient traffic
14 circulation, parking, drainage, sidewalks,
15 curbs, gutters, street lights, water distribu-
16 tion and sewers; and lots (parcels) of irregular
17 form, shape and inadequate size for proper
18 usefulness and development;
- 19 (3) The existence of properties which suffer from
20 economic dislocation, deterioration and disuse
21 resulting from faulty planning;
- 22 (4) A lack of proper utilization of property,
23 resulting in a stagnant and unproductive con-
24 dition of land potentially useful and valu-
25 able; and
- 26 (5) A prevalence of economic maladjustment evi-
27 denced by a stagnation of or decline in retail
28 sales thereby reducing the tax receipts
29 available to pay for public services to the
30 Redevelopment Area.

31 It is further found and determined that such con-
32 ditions are causing and will increasingly cause a

1 reduction and lack of proper utilization of the area
2 to such an extent that it constitutes a serious
3 physical, social and economic burden on the City,
4 which cannot reasonably be expected to be reversed
5 or alleviated by private enterprise acting alone,
6 requiring redevelopment in the interest of the
7 health, safety and general welfare of the people
8 of the City and the State. This finding is based
9 on the fact that governmental action available to
10 the City without redevelopment would be insuffic-
11 ient to cause any significant correction of the
12 blighting conditions, and that the nature and
13 costs of the public actions required to correct
14 the blighting conditions are beyond the capac-
15 of the City and cannot be undertaken or borne b
16 private enterprise acting alone or in concert with
17 available governmental action.

18 (B) The Redevelopment Plan will redevelop the Redevelop-
19 ment Area in conformity with the Community Redevelop-
20 ment Law and is in the interests of the peace,
21 health, safety and welfare of the community. This
22 finding is based upon the fact that redevelopment
23 of the Redevelopment Area will implement the
24 objectives of the Community Redevelopment Law by
25 aiding in the elimination and correction of the
26 conditions of blight, providing for planning,
27 development, redesign, clearance, reconstruction
28 or rehabilitation of properties which need improve-
29 ment and providing for higher economic utilization
30 of potentially useful land.

31 (C) The Redevelopment Plan conforms to the General
32 Plan of the City of Las Vegas. This finding is

1 based on the finding of the Planning Commission
2 that the Redevelopment Plan conforms to the
3 General Plan for the City of Las Vegas.

4 (D) The carrying out of the Redevelopment Plan will
5 promote the public peace, health, safety and
6 welfare of the City of Las Vegas and will effectuate
7 the purposes and policy of the Community
8 Redevelopment Law. This finding is based on the
9 fact that redevelopment will benefit the Redevelopment
10 Area by correcting conditions of blight and
11 by coordinating public and private actions to
12 stimulate development and improve the economic,
13 social and physical conditions of the Redevelopment
14 Area.

15 (E) The condemnation of real property, as provided
16 for in the Redevelopment Plan, is necessary to the
17 execution of the Redevelopment Plan, and adequate
18 provisions have been made for the payment for
19 property to be acquired as provided by law. This
20 finding is based upon the need to ensure that the
21 provisions of the Redevelopment Plan will be
22 carried out and to prevent the recurrence of
23 blight.

24 (F) Adequate permanent housing is or will be made
25 available in the community for displaced occupants
26 of the Redevelopment Area at rents comparable to
27 those in the community at the time of displacement,
28 and the Agency has a feasible method and plan for
29 the relocation of families and persons who might
30 be displaced, temporarily or permanently, from
31 housing facilities in the Redevelopment Area. This
32 finding is based upon the general housing con-

1 ditions existing in the City and the fact that the
2 Redevelopment Plan provides for relocation assis-
3 tance according to law.

4 (G) Inclusion of any lands, buildings or improvements
5 which are not detrimental to the public health,
6 safety or welfare is necessary for the effective
7 redevelopment of the entire area of which they
8 are a part. This finding is based upon the fact
9 that the boundaries of the Redevelopment Area were
10 chosen as a unified and consistent whole to include
11 lands that were underutilized because of blighting
12 influences, and land uses significantly contribut-
13 ing to the conditions of blight, whose inclusion
14 is necessary to accomplish the objectives and
15 benefits of the Redevelopment Plan.

16 (H) Adequate provisions have been made for the payment
17 of the principal of and interest on any bonds
18 which may be issued by the Agency as provided for
19 in the Redevelopment Plan. This finding is based
20 upon the provisions of the Redevelopment Plan
21 authorizing the division of taxes pursuant to
22 NRS §279.676 and the other provisions of the Rede-
23 velopment Plan pertaining to the repayment of
24 Agency indebtedness.

25 (I) The Redevelopment Plan contains adequate safeguards
26 that the work of redevelopment will be carried out
27 pursuant to the Redevelopment Plan, and it pro-
28 vides for the retention of controls and the estab-
29 lishment of restrictions and covenants running with
30 the land sold or leased for private use for
31 periods of time and under conditions specified
32 the Redevelopment Plan, which this Council deems

1 necessary to effectuate the purposes of the
2 Community Redevelopment Law.

3 SECTION 3: Written objections to the Redevelopment
4 Plan filed with the City Clerk before the hour set for hearing
5 and all oral and written objections presented to the Council at
6 the hearing having been considered are hereby overruled.

7 SECTION 4: That certain document entitled "Redevelop-
8 ment Plan for the Downtown Las Vegas Redevelopment Area," the
9 maps contained therein and such other reports as are incorporated
10 therein by reference, a copy of which is on file in the office
11 of the City Clerk, having been duly reviewed and considered,
12 is hereby incorporated in this Ordinance by reference and made
13 a part hereof, and as so incorporated is hereby designated,
14 approved and adopted as the official "Redevelopment Plan for the
15 Downtown Las Vegas Redevelopment Area."

16 SECTION 5: In order to implement and facilitate the
17 effectuation of the Redevelopment Plan hereby approved, this
18 Council hereby:

- 19 (A) Pledges its cooperation in helping to carry out
20 the Redevelopment Plan,
21 (B) Requests the various officials, departments,
22 boards and agencies of the City having adminis-
23 trative responsibilities in the Redevelopment Area
24 likewise to cooperate to such end and to exercise
25 their respective functions and powers in a manner
26 consistent with the redevelopment of the Redevelop-
27 ment Plan, and
28 (D) Declares its intention to undertake and complete
29 any proceeding necessary to be carried out by the
30 City under the provisions of the Redevelopment Plan.

31 SECTION 6: The City Clerk is hereby directed to send
32 a certified copy of this Ordinance to the Agency whereupon the

1 Agency is vested with the responsibility for carrying out the
2 Redevelopment Plan.

3 SECTION 7: The City Clerk is hereby directed to record
4 with the County Recorder of Clark County a description of the
5 land within the Redevelopment Area and a statement that proceed-
6 ings for the redevelopment of the Redevelopment Area have been
7 instituted under the Community Redevelopment Law.

8 SECTION 8: The City Clerk is hereby directed to trans-
9 mit, within thirty (30) days of the adoption of this Ordinance,
10 a copy of the description and statement recorded by the Clerk
11 pursuant to Section 7 of this Ordinance, a copy of this Ordinance
12 and a map or plat indicating the boundaries of the Redevelopment
13 Area, to the auditor and tax assessor of Clark County, to the
14 officer who performs the functions of auditor or assessor for any
15 taxing agency which, in levying or collecting its taxes, does
16 not use the Clark County assessment roll or does not collect its
17 taxes through Clark County, and to the governing body of each
18 of the taxing agencies which levies taxes upon any property in
19 the Redevelopment Area.

20 SECTION 9: The Director of the Department of Community
21 Planning and Development is hereby directed to advise all appli-
22 cants for building permits in the Redevelopment Area after the
23 adoption of this Ordinance that the Site for which a building
24 permit is sought for the construction of buildings or other
25 improvements is within a redevelopment area.

26 SECTION 10: If any part of this Ordinance or the
27 Redevelopment Plan which it approves is held to be invalid for
28 any reason, such decision shall not affect the validity of the

29

30

31

32

1 remaining portion of this Ordinance or of the Redevelopment Plan,
2 and this Council hereby declares that it would have passed the
3 remainder of this Ordinance or approved the remainder of the
4 Redevelopment Plan if such invalid portion thereof had been
5 deleted.

6 PASSED, ADOPTED and APPROVED this 5th day of
7 March, 1986.

8 CITY OF LAS VEGAS,

9
10 By William H. Briare
11 WILLIAM H. BRIARE, Mayor

12 ATTEST:

13
14 Carol Ann Hawley
15 Carol Ann Hawley, City Clerk

3-6-86

1 The above and foregoing ordinance was first proposed
2 and read by title to the City Council on the 19th day of
3 February, 1986, and referred to the following committee
4 composed of Councilmen Levy and
5 Nolen for recommendation; thereafter the
6 said committee reported favorably on said ordinance on the 5th
7 day of March, 1986, which was a regular meeting of
8 said City Council; that at said regular meeting, the
9 proposed ordinance was read by title to the City Council as
10 first introduced and adopted by the following vote:
11 VOTING "AYE" Councilmen: Bunker Levy, Lurie and Mayor Briare
12 VOTING "NAY" Councilmen: NONE
13 ABSENT: EXCUSED: Nolen

14 APPROVED:

15 William H. Briare
16 WILLIAM H. BRIARE, MAYOR
17

18 ATTEST:

19
20 Carol Ann Hawley
21 Carol Ann Hawley, City Clerk
22
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Exhibit A

1986 Legal Description of Downtown Redevelopment Area

Beginning at the intersection of the centerline of Charleston Boulevard and the Westerly boundary of Interstate Highway I-15; thence Northerly along the Westerly boundary of Interstate Highway I-15 to a line that is 1284 feet North of the centerline of Alta Drive; thence Westerly along said line to a line that is 310 feet East of the centerline of Highland Drive; thence Northerly along said line to the centerline of Mineral Avenue; thence Westerly along the centerline of Mineral Avenue to the centerline of Highland Drive; thence Northerly along the centerline of Highland Drive to the centerline of McWilliams Avenue; thence Easterly along the centerline of McWilliams Avenue to the Westerly boundary of Interstate Highway I-15; thence Northeasterly along the Westerly boundary of Interstate Highway I-15 to the centerline of Washington Avenue; thence Easterly along the centerline of Washington Avenue to the centerline of Sagman Street; thence Southerly along the centerline of Sagman Street to the centerline of Maryland Parkway; thence Westerly and Southerly along the centerline of Maryland Parkway to the centerline of Bonanza Road; thence Easterly along the centerline of Bonanza Road to the centerline of Bruce Street; thence Southerly along the centerline of Bruce Street to the centerline of Ogden Avenue; thence Easterly along the centerline of Ogden Avenue to the centerline of 18th Street; thence Southerly along the centerline of 18th Street to the centerline of Sunrise Avenue; thence Easterly along the centerline of Sunrise Avenue to the centerline of Eastern Avenue; thence Southerly along the centerline of Eastern Avenue and 25th Street to the Southwesterly boundary of Fremont Street (U.S. Highway Nos. 93-95 466); thence Southeasterly along the Southwesterly boundary of Fremont Street to the centerline of Atlantic street; thence Southerly along the centerline of Atlantic Street to the centerline of Olive Street; thence Westerly along the centerline of Olive street to the centerline of Russell Avenue; thence Northwesterly along the centerline of Russell Avenue to the centerline of Euclid Avenue; thence Northerly along the centerline of Euclid Avenue to a line that is 350 feet Southerly of the centerline of Charleston Boulevard; thence Westerly along said line a distance of 128 feet; thence Northerly a distance of 115 feet to a line that is 235 feet southerly of the centerline of Charleston Boulevard; thence Westerly along said line to the centerline of Burnham Avenue; thence Southerly along the centerline of Burnham Avenue to a line that is 1214 feet South of the centerline of Charleston Boulevard; thence Westerly along said line to a line that is 580 feet East of the Easterly Boundary of HILLSIDE TERRACE (a recorded subdivision); thence Northerly along said line distance of 130 feet to a line that is 1084 feet South of the centerline of Charleston Boulevard; thence Westerly along said line to the Easterly Boundary of said HILLSIDE TERRACE; thence Northerly along the Easterly boundary of HILLSIDE TERRACE and CHARLESTON SQUARE TRACT No. 3 (a recorded subdivision) to the South line of Lot 2, Block 1 of and CHARLESTON SQUARE TRACT No. 3; thence Westerly along said South line of Lot 2 to the centerline of 17th Street; thence Northerly along the centerline of 17th Street to the centerline of the East-West alley in Block 1 of CHARLESTON SQUARE TRACT No. 4; thence Westerly along the centerline of said East-West alley to the centerline of the North-South alley in said Block 1; thence Northerly along the centerline of said North-South alley to the south line of Lot 1 of CHARLESTON SQUARE TRACT No. 2 (a recorded subdivision); thence Westerly along said south line of Lot 1 to the centerline of Hillside Place; thence Southerly along the centerline of Hillside Place to the centerline of the East-West alley in Block 1 of CHARLESTON SQUARE TRACT No. 1 (a recorded subdivision); thence Westerly along the centerline of said East-West alley to the centerline of Thelma Lane; thence Northwesterly along said centerline to the centerline of Chapman Drive; thence Northerly along the centerline of Chapman Drive to the South line of Lot 1, Block 2 of said and CHARLESTON SQUARE TRACT No. 1; thence Westerly along said South line of Lot 1 to the West line of said Lot 1; thence Northerly along said West line of Lot 1 to South line of Lot 1, Block 4 of HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED (a recorded subdivision); thence Westerly along said South line of Lot 1 to the centerline of 15th Street; thence southerly along the centerline of 15th Street to the centerline of the East-West alley in Block 3 of said HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED; thence Westerly along the



centerline of said East-West alley to the centerline of the North-South alley in Block 25 of said HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED; thence Southerly along the centerline of said North-South alley to the centerline of the most southerly East-West alley in said Block 25; thence Westerly along the centerline of said East-West alley and the centerline of the East-West alley in Block 24 of HUNTRIDGE SUBDIVISION TRACT No. 2 AMENDED to the centerline of the North-South alley in said Block 24; thence Northerly along the centerline of said North-South alley to the South line of Lot 1, Block 2 of said HUNTRIDGE SUBDIVISION TRACT No. 2 AMENDED; thence Westerly along South line of Lot 1 and the North lines of Lots 17, 16, 15, 14, 13, 12 and 11, Block 2 of HUNTRIDGE SUBDIVISION No. 1 (a recorded subdivision) to the centerline of 10th Street; thence Northerly along the centerline of 10th Street to the South line of Lot 1, Block 1 of said HUNTRIDGE SUBDIVISION TRACT No. 1; thence Westerly along said South line of Lot 1 to the East line of Lot 1, Block 1 of VEGA VERDE ADD; thence South along said East line of Lot 1 to the South line of said Lot 1; thence Westerly along the South lines of Lot 1 and Lots 2, 3, 4, 5, 6, 7, 8 and the Westerly prolongation thereof to the centerline of 8th Street; thence Southerly along the centerline of 8th Street to a line that is 235 feet South of the centerline of Charleston Boulevard; thence Westerly along said line distance of 200 feet; thence Southerly 190 feet to line that is 425 feet South of the centerline of Charleston Boulevard; thence Westerly along said line a distance of 407 feet; thence Northerly 87 feet to line that is 338 feet South of the centerline of Charleston Boulevard; thence Westerly along said line a distance of 37 feet; thence Northerly a distance of 13 feet to a line that is 325 feet south of the centerline of Charleston Boulevard; thence Westerly along said line to the centerline of 6th Street; thence Southerly along the centerline of 6th Street to the centerline of Park Paseo; thence Westerly along the centerline of Park Paseo to the West line of the Lot "J" of PARK PLACE ADDITION (a recorded subdivision); thence Southerly along said West line and along the West line of Block 2 of DESERT PARK No. 3 (a recorded subdivision) to the North line of PARADISE GROVE (a recorded subdivision); thence Westerly along said North line of PARADISE GROVE to the Westerly boundary of said PARADISE GROVE; thence Southwesterly and Southerly along said Westerly boundary of PARADISE GROVE to the centerline of Oakey Boulevard; thence Easterly along the centerline of Oakey Boulevard to the centerline of Santa Paula Drive; thence Southerly along the centerline of Santa Paula Drive to the centerline of St. Louis Street; thence Westerly along the centerline of said St. Louis Street to the North-South centerline of Block 19 of PARADISE VILLAGE TRACT No. 1 (a recorded subdivision); thence southerly along said North-South centerline to the centerline of Sahara Avenue; thence Westerly along the centerline of Sahara Avenue to the centerline of Industrial Road; thence Northerly along the centerline of Industrial Road to the centerline of Wyoming Avenue; thence Westerly along the centerline of Wyoming Avenue to the Westerly right-of-way line of the Union Pacific Railroad; thence Northeasterly along said Westerly right-of-way line to the centerline of Charleston Boulevard; thence Westerly along the centerline of Charleston Boulevard to POINT OF BEGINNING.

99:LGL.1

1-22-86



Exhibit B

1988 Amendment Ordinance and Legal Description



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FIRST AMENDMENT

BILL NO. 88-1

ORDINANCE NO. 3339

AN ORDINANCE AMENDING ORDINANCE NO. 3218 OF THE CITY OF LAS VEGAS WHICH ADOPTED AND APPROVED THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA TO INCLUDE PROPERTY BORDERING, GENERALLY, THE ORIGINAL REDEVELOPMENT AREA ON THE NORTHWEST; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

Sponsored by: Councilman Bob Nolen
Summary: Amends Downtown Redevelopment Plan to expand Redevelopment Area.

WHEREAS, the City Council of the City of Las Vegas (the "City Council" and the "City," respectively, herein) has heretofore, on the 5th day of March, 1986, enacted Ordinance No. 3218 of the City which adopted and approved a redevelopment plan (the "Redevelopment Plan" herein) for the redevelopment of a portion of the downtown area of the City (the "Redevelopment Area" herein) by the City of Las Vegas Downtown Redevelopment Agency (the "Agency" herein); and

WHEREAS, the City Council has received from the Agency a proposal to amend the Redevelopment Plan to expand the Redevelopment Area (the "Amended Redevelopment Plan" herein), as the same was approved by the Agency following a public hearing thereon which was held by the Agency on the 17th day of December, 1987, due notice of such public hearing having been duly and regularly given by the publication thereof in the Las Vegas Sun, a newspaper of general circulation, printed and published within the City, at least ten days prior to the date of such public hearing, as evidenced by a copy of such notice and the affidavit of the publication thereof that are on file in the office of the City Clerk of the City (the "City Clerk" herein), 400 East Stewart Avenue, Las Vegas, Nevada; and

WHEREAS, a copy of the Amended Redevelopment Plan is on file in the office of the Agency at 400 East Stewart Avenue, Las Vegas, Nevada, and in the office of the City Clerk, together with

CERTIFIED AS A TRUE COPY

Kathleen M. Lipe
CITY CLERK, CITY OF LAS VEGAS
NEVADA

1 the report of the Agency which includes the reasons for expanding
2 the Redevelopment Area and a description of the physical, social
3 and economic conditions that exist within the areas that will be
4 added to the Redevelopment Area upon the approval by the City
5 Council of the Amended Redevelopment Plan (the "Added Area"
6 herein) and the report of the Planning Commission of the City
7 (the "Planning Commission" herein) with respect thereto; and

8 WHEREAS, the Planning Commission's report to the City
9 Council with respect to the Amended Redevelopment Plan recommends
10 the approval thereof and contains the Planning Commission's cer-
11 tification that the Amended Redevelopment Plan conforms to the
12 General Plan of the City; and

13 WHEREAS, a legal description of the boundaries of the
14 Redevelopment Area, as the same will be expanded upon the approv-
15 al by the City Council of the Amended Redevelopment Plan, is
16 attached to this Ordinance as Exhibit "A" and by this referenc-
17 is incorporated herein; and

18 WHEREAS, the City Council held a public hearing with
19 respect to the approval of the Amended Redevelopment Plan in the
20 City Council Chambers, City Hall Complex, 400 East Stewart Ave-
21 nue, Las Vegas, Nevada, on the 6th day of January, 1988, and,
22 after receiving some public comment with respect to the approval
23 of the Amended Redevelopment Plan, upon a motion duly made and
24 adopted during such public hearing, recessed the same until the
25 19th day of January, 1988, due notice of such public hearing
26 having been duly and regularly given by the publication thereof
27 in the Las Vegas Sun, a newspaper of general circulation, printed
28 and published within the City, at least ten days prior to the
29 date on which such public hearing was originally convened, as
30 evidenced by a copy of such notice and the affidavit of the
31 publication thereof that are on file in the office of the City
32 Clerk; and

1 WHEREAS, copies of such notice of public hearing were
2 mailed, by certified mail with return receipt requested, to each
3 last known owner of each parcel of land within that certain area
4 that includes both the area that forms the original Redevelopment
5 Area and the Added Area (collectively, the "Amended Redevelopment
6 Area" herein), as those owners and their respective addresses are
7 shown by the records of the Clark County Assessor; and

8 WHEREAS, each owner of land within the Amended Redeve-
9 lopment Area was sent a separate statement, attached to the
10 notice of public hearing, that his property may be subject to
11 acquisition by purchase or condemnation under the provisions of
12 the Amended Redevelopment Plan; and

13 WHEREAS, the Agency has prepared and submitted a program
14 for the relocation of persons and businesses who may be displaced
15 as a result of carrying out the Project in accordance with the
16 Amended Redevelopment Plan; and

17 WHEREAS, the City Council has general knowledge of the
18 conditions that exist within the Added Area and of the availabil-
19 ity of suitable housing within the City for the relocation of the
20 families and persons who may be displaced by any redevelopment
21 project that may be undertaken therein, and, in the light of such
22 knowledge of local housing conditions, has carefully considered
23 and reviewed such program for relocation; and

24 WHEREAS, the City Council has considered the report and
25 recommendations of the Agency, the report of the Planning Com-
26 mission, the Amended Redevelopment Plan and its economic feasi-
27 bility, the feasibility of the relocation program, has provided
28 an opportunity for all of the interested persons to be heard and
29 has received and considered all of the evidence and testimony
30 that has been presented for or against any and all aspects of the
31 Amended Redevelopment Plan;

32 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS

1 VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

2 SECTION 1: That the purpose and intent of the City
3 Council with respect to the Added Area is to accomplish the
4 following:

5 (A) The elimination of environmental deficiencies and
6 blight in the Added Area that constitute either social or econo-
7 mic liabilities, or both, and require redevelopment in the
8 interests of the health, safety and general welfare of the
9 people, including, among other deficiencies, small or irregular,
10 or both, lots, obsolete and aged building types, economic and
11 social deficiencies, deteriorated public improvements, inadequate
12 parking facilities and inadequate utilization of land and public
13 facilities;

14 (B) The assembly of land into parcels that are suitable
15 for modern, integrated development and allow improved pedestrian
16 and vehicular circulation in the Added Area;

17 (C) The replanning, redesign and development of unde-
18 veloped areas which are stagnant or improperly utilized;

19 (D) The strengthening of retail, office and other com-
20 mercial functions in the Added Area;

21 (E) The strengthening and diversification of the econo-
22 mic base of the Added Area and the community by the installation
23 of needed site improvements to stimulate new commercial expan-
24 sion, employment and economic growth;

25 (F) The provision of adequate land for parking and open
26 spaces;

27 (G) The establishment of financial mechanisms to assist
28 in the upgrading or the redevelopment, or both, of properties
29 within the Added Area;

30 (H) The provision of necessary public improvements to
31 correct existing deficiencies;

32 (I) The establishment and implementation of performance

1 criteria to assure high site design standards and environmental
2 quality and other design elements which provide unity and
3 integrity to the entire Added Area;

4 (J) The minimization of conflict between pedestrian and
5 automobile traffic, the improvement of transportation efficiency
6 and the encouragement of new concepts of transportation;

7 (K) The orderly development of the Added Area;

8 (L) The rehabilitation and preservation of historically
9 and architecturally worthwhile structures and sites where such
10 rehabilitation and preservation is feasible;

11 (M) The provision of an environment in which a socially
12 balanced community can work and live by providing jobs and
13 housing for persons who are in varying social, economic and eth-
14 nic groups; and

15 (N) The upgrading of the quality of life in the Added
16 Area.

17 SECTION 2: The City Council hereby finds and deter-
18 mines that:

19 (A) The Added Area is a blighted area, the redevelop-
20 ment of which is necessary to effectuate the public purposes
21 declared in the Nevada Community Redevelopment Law. This finding
22 is based upon the following conditions which characterize the
23 Added Area:

24 (1) The existence of substandard and deteriorating
25 buildings and structures due to age, obsolescence and the
26 shifting of uses;

27 (2) The existence of: Properties which suffer from
28 deterioration and disuse because of aging, deteriorating and
29 substandard public improvements, facilities, utilities and
30 open spaces, including without limitation inadequate and
31 insufficient traffic circulation, parking, drainage, side-
32 walks, curbs and gutters, street lights and water distribu-

1 tion and sewage collection systems; and lots (parcels) of
2 irregular form and shape, and of inadequate size, for proper
3 usefulness and development;

4 (3) The existence of properties which suffer from
5 economic dislocation, deterioration and disuse that has
6 resulted from faulty planning;

7 (4) A lack of proper utilization of property,
8 resulting in a stagnant and unproductive condition of land
9 that is potentially useful and valuable; and

10 (5) A prevalence of economic maladjustment, as
11 evidenced by the stagnation of, or decline in, retail sales,
12 thereby reducing the tax revenue that would otherwise be
13 available to pay for public services to the Added Area.

14 It is further found and determined that such conditions
15 are causing and will increasingly cause a reduction and lack of
16 proper utilization of the land within the Added Area to such
17 extent that the Added Area constitutes a serious physical, social
18 and economic burden on the City which cannot reasonably be
19 expected to be reversed or alleviated by private enterprise
20 acting alone, and therefore the Added Area requires redevelopment
21 in the interest of the health, safety and general welfare of the
22 people of the City and the State. This finding is based upon the
23 fact that the governmental action that is available to the City
24 without redevelopment would be insufficient to cause any signifi-
25 cant correction of the blighting conditions, and that the nature
26 and costs of the public actions that will be required to correct
27 the blighting conditions are beyond the capacity of the City and
28 cannot be undertaken or borne by private enterprise, either
29 acting alone or in concert with such governmental action as is
30 available.

31 (B) The Amended Redevelopment Plan will permit the
32 redevelopment of the Added Area in conformance with the Com- ty

1 Redevelopment Law and is in the interests of the peace, health,
2 safety and welfare of the community. This finding is based upon
3 the fact that redevelopment of the Added Area will implement the
4 objectives of the Community Redevelopment Law by aiding in the
5 elimination and correction of the conditions of blight, providing
6 for the planning, development, redesign, clearance, reconstruc-
7 tion or rehabilitation, or any combination thereof, of the prop-
8 erties which need improvement and providing for the higher econo-
9 mic utilization of potentially useful land.

10 (C) The Amended Redevelopment Plan conforms to the
11 General Plan of the City. This finding is based upon the finding
12 by the Planning Commission to the same effect.

13 (D) The implementation of the Amended Redevelopment
14 Plan will promote the public peace, health, safety and welfare of
15 the City and will effectuate the purposes and policies of the
16 Community Redevelopment Law. This finding is based upon the fact
17 that redevelopment will benefit the Added Area by correcting con-
18 ditions of blight and by coordinating public and private actions
19 in order to stimulate development and improve the economic,
20 social and physical conditions within the Added Area.

21 (E) The condemnation of real property, as the same is
22 provided for in the Amended Redevelopment Plan, is necessary for
23 the implementation thereof, and adequate provision has been made
24 therein for the payment for property to be acquired as provided
25 by law. This finding is based upon the need to ensure that the
26 provisions of the Amended Redevelopment Plan will be implemented
27 and to prevent the recurrence of blight in the Added Area.

28 (F) Adequate permanent housing is or will be made
29 available in the community for displaced occupants of the Added
30 Area at rents that are comparable to those in the community at
31 the time of such displacement, and the Agency has a feasible
32 method and plan for the relocation of the families and persons

1 who might be displaced, temporarily or permanently, from housing
2 facilities in the Added Area. This finding is based upon the
3 general housing conditions that exist in the City and the fact
4 that the Amended Redevelopment Plan provides for relocation
5 assistance according to law.

6 (G) The inclusion in the Added Area of any land,
7 building or improvement which is not detrimental to the public
8 health, safety or welfare is necessary for the effective redeve-
9 lopment of the entire Added Area of which it is a part. This
10 finding is based upon the fact that the boundaries of the Added
11 Area were chosen as a unified and consistent whole to include
12 lands that were underutilized because of blighting influences and
13 land uses that significantly contribute to the conditions of
14 blight, whose inclusion is necessary in order to accomplish the
15 objectives and benefits of the Amended Redevelopment Plan.

16 (H) Adequate provision has been made for the paymen
17 the principal of and interest on any bonds which may be issued by
18 the Agency, as the same is provided for in the Amended Redevelop-
19 ment Plan. This finding is based upon the provisions of the
20 Amended Redevelopment Plan that authorize the division of taxes
21 pursuant to NRS 279.676 and the other provisions of the Amended
22 Redevelopment Plan that pertain to the repayment of the indebted-
23 ness of the Agency.

24 (I) The Amended Redevelopment Plan contains adequate
25 safeguards that the work of redevelopment will be carried out
26 pursuant to the Amended Redevelopment Plan, and it provides for
27 the retention of such controls and the establishment of such
28 restrictions and covenants that will run with any land that is
29 sold or leased for private use, for the periods of time and under
30 the conditions that are specified in the Amended Redevelopment
31 Plan, as the City Council deems are necessary in order to effec-
32 tuate the purposes of the Community Redevelopment Law.

1 SECTION 3: All of the written objections to the
2 Amended Redevelopment Plan that were filed with the City Clerk
3 before the hour that was set for the public hearing and all of
4 the oral and written objections that were presented to the City
5 Council at the public hearing having been considered are hereby
6 overruled.

7 SECTION 4: That certain document that is entitled
8 "Amended Redevelopment Plan for the Downtown Las Vegas Redevelop-
9 ment Area," together with the maps that are contained therein and
10 such other reports as are incorporated therein by reference, a
11 copy of all of which is on file in the office of the City Clerk,
12 having been duly reviewed and considered by the City Council, is
13 hereby incorporated into this Ordinance and by this reference is
14 made a part hereof and, as it is so incorporated, is hereby
15 designated, approved and adopted as the official "Amended
16 Redevelopment Plan for the Downtown Las Vegas Redevelopment
17 Area."

18 SECTION 5: In order to implement and facilitate the
19 implementation of the Amended Redevelopment Plan that is hereby
20 approved and adopted, the City Council hereby:

21 (A) Pledges its cooperation in helping to implement the
22 Amended Redevelopment Plan;

23 (B) Requests the various officials, departments, boards
24 and agencies of the City that have administrative responsibili-
25 ties in the Amended Redevelopment Area likewise to cooperate in
26 implementing the Amended Redevelopment Plan and to exercise their
27 respective functions and powers in a manner that is consistent
28 with the implementation of the amended Redevelopment Plan; and

29 (C) Declares its intention to undertake and complete
30 any proceeding that may be necessary to be carried out by the
31 City under the provisions of the Amended Redevelopment Plan.

32 SECTION 6: The City Clerk is hereby directed to send

1 a certified copy of this Ordinance to the Agency, whereupon the
2 Agency is vested with the responsibility for implementing the
3 Amended Redevelopment Plan.

4 SECTION 7: The City Clerk is hereby directed to
5 record with the County Recorder of Clark County a description of
6 the land within the Amended Redevelopment Area and a statement to
7 the effect that proceedings for the redevelopment of the Amended
8 Redevelopment Area have been instituted pursuant to the Community
9 Redevelopment Law.

10 SECTION 8: The City Clerk is hereby directed to
11 transmit, within thirty days after the adoption of this Ordinance,
12 copies of the description and the statement that are
13 recorded by the City Clerk pursuant to Section 7 of this Ordinance,
14 a copy of this Ordinance and a map or plat that indicates
15 the boundaries of the Amended Redevelopment Area, to the Clark
16 County Auditor and Clark County Assessor and a copy of each of
17 the same to the officer who performs the functions of auditor or
18 assessor for each taxing agency that, in levying or collecting
19 its taxes, does not use the Clark County assessment roll or does
20 not collect its taxes through Clark County and to the governing
21 body of each taxing agency that levies taxes upon any property
22 within the Amended Redevelopment Area.

23 SECTION 9: The Director of the Department of Community
24 Planning and Development is hereby directed, upon the
25 adoption of this Ordinance, to advise each applicant for a permit
26 for the construction of a building or other improvement within
27 the Amended Redevelopment Area that the site for which such permit
28 is sought is within a redevelopment area.

29 SECTION 10: If any part of this Ordinance or of the
30 Amended Redevelopment Plan which it approves and adopts is held
31 to be invalid for any reason, such decision shall not affect the
32 validity of the remaining portions of this Ordinance or of

1 Amended Redevelopment Plan, and the City Council hereby declares
2 that it would have passed the remainder of this Ordinance or
3 approved and adopted the remainder of the Amended Redevelopment
4 Plan if such invalid portion thereof had been deleted.

5 PASSED, ADOPTED and APPROVED this 3rd day of February,
6 1988.

7 CITY OF LAS VEGAS

8
9 By *RL*
RON LURIE, Mayor

10 ATTEST:

11 *Kathleen M. Tighe*
12 KATHLEEN M. TIGHE, City Clerk

Approved
2-9-88
CVS

13 The above and foregoing ordinance was first proposed and
14 read by title to the City Council on the 6th day of January,
15 1988, and referred to the following committee composed of

16 Councilmen Nolen and Miller

17 for recommendation; thereafter the said committee reported
18 favorably on said ordinance on the 3rd day of February, 1988,
19 which was a regular meeting of said Council; that at said
20 regular meeting, the proposed ordinance was read by
21 title to the City Council as amended and adopted by the following
22 vote:

23 VOTING "AYE": Councilmen Adamsen, Bunker, Miller, Nolen and Mayor Lurie

24 VOTING "NAY": NONE

25 ABSENT: NONE

26 APPROVED:

27
28 By *RL*
RON LURIE, MAYOR

29 ATTEST:

30 *Kathleen M. Tighe*
31 KATHLEEN M. TIGHE, CITY CLERK
32

Exhibit B

1988 Legal Description of Downtown Redevelopment Area (Revised)

BEGINNING at the intersection of the centerline of Charleston Boulevard and the Westerly boundary of Interstate Highway I-15; thence Northerly along the Westerly boundary of Interstate Highway I-15 to a line that is 1284 feet Northerly of the centerline of Alta Drive; thence Westerly along said line to a line that is 310 feet Easterly of the centerline of Highland Drive; thence Northerly along said line to the centerline of Mineral Avenue; thence Westerly along the centerline of Mineral Avenue to the centerline of Highland Drive; thence Northerly along the centerline of Highland Drive to the centerline of Owens Avenue; thence Westerly along the centerline of Owens Avenue to a line that is 390 feet Westerly of the centerline of Highland Drive; thence Northerly along said line to the centerline of Lake Mead Boulevard to the centerline of Highland Drive; thence Northerly along the centerline of Highland Drive to a line that is 631 feet Southerly of the centerline of Carey Avenue; thence Westerly along said line to a line that is 197 feet Westerly of the centerline of Highland Drive; thence Northerly along said line to the centerline of Carey Avenue; thence Easterly along the centerline of Carey Avenue to a line that is 510 feet Westerly of the centerline of Lexington Street; thence Southerly along said line to a line that is 165 feet Southerly of the centerline of Hart Avenue; thence Easterly along said line to the centerline of H Street; thence Southerly along the centerline of H Street to a line that is 331 feet Southerly of the centerline of Lake Mead Boulevard; thence Westerly along said line to the centerline of Lexington Street; thence Southerly along the centerline of Lexington Street to the North line of CARVER MANOR (a recorded subdivision); thence Westerly along the North line of CARVER MANOR to the centerline of Highland Drive; thence Southerly along the centerline of Highland Drive to the South line of Jimmy Avenue; thence Easterly along the South line of Jimmy Avenue to the West line of Block 2 of CARVER MANOR; thence Southerly along the West line of said Block 2 to the South line of CARVER MANOR; thence Easterly along the South line of CARVER MANOR to the centerline of Lexington Street; thence Southerly along the centerline of Lexington Street to the North line of HIGHLAND SQUARE (a recorded subdivision); thence Westerly along the North line of HIGHLAND SQUARE to the West line of Block 1 of HIGHLAND SQUARE; thence Southerly along the West line of Blocks 1 and 5 of HIGHLAND SQUARE to the South line of said Block 5; thence Easterly along the South line of Blocks 5 and 3 of HIGHLAND SQUARE to the centerline of J Street; thence Northerly along the centerline of J Street to a line that is 400 feet Northerly of the centerline of Owens Avenue, said line being the Westerly prolongation of a line that is parallel with and 20 feet Northerly from the Northerly boundary of that certain parcel of land shown by File 41 of Parcel Maps, Page 60 of Clark County, Nevada Records; thence Easterly along said line to the centerline of H Street; thence Southerly along the centerline of H Street to a line that is 255 feet Northerly of the centerline of Owens Avenue; thence Easterly along said line to the West line of Block 6 of BERKLEY SQUARE (a recorded subdivision); thence Southerly along said West line of Block 6 to the South line of Block 6; then Easterly along the South line of Blocks 6 and 1 of BERKLEY SQUARE to the centerline of D Street; thence Southerly along the centerline of D Street to a line that is 125 feet Northerly of the centerline of Owens Avenue; thence Easterly along said line a distance of 768.7 feet to a line that is 466.7 feet Westerly of the North-South centerline of Section 22, Township 20 South, Range 61 East, M.D.M.; thence Northerly along said line to a line that is 442 feet Northerly of the centerline of Owens Avenue; thence Easterly along said line to the Westerly boundary of Interstate Highway I-15; thence Southerly and Southwesterly along the Westerly boundary of Interstate Highway I-15 to the centerline of Washington Avenue; thence Westerly along the centerline of Washington Avenue to the centerline of D Street; thence Northerly along the centerline of D Street to the centerline of Monroe Avenue; thence Westerly along the centerline of Monroe Avenue to the centerline of H Street; thence Northerly along the centerline of H Street to a line that is 450 feet Northerly of the centerline of Monroe Avenue; thence Westerly along said line to the centerline of J Street; thence Northerly along the centerline of J Street to the centerline of Gold Avenue; thence Westerly along the centerline of Gold Avenue to the centerline of N Street; thence Southerly along the cen-



terline of N Street to the centerline of McWilliams Avenue; thence Easterly along the centerline of McWilliams Avenue to the Westerly boundary of Interstate Highway I-15; thence Northeasterly along the Westerly boundary of Interstate Highway I-15 to the centerline of Washington Avenue; thence Easterly along the centerline of Washington Avenue to the centerline of Sagman Street; thence Southerly along the centerline of Sagman Street to the centerline of Maryland Parkway; thence Westerly and Southerly along the centerline of Maryland Parkway to the centerline of Bonanza Road; thence Easterly along the centerline of Bonanza Road to the centerline of Bruce Street; thence Southerly along the centerline of Bruce Street to the centerline of Ogden Avenue; thence Easterly along the centerline of Ogden Avenue to the centerline of 18th Street; thence Southerly along the centerline of 18th Street to the centerline of Sunrise Avenue; thence easterly along the centerline of Sunrise Avenue to the centerline of Eastern Avenue; thence Southerly along the centerline of Eastern Avenue and 25th Street to the Southwesterly boundary of Fremont Street (U.S. Highway Nos. 93-95-466); thence Southeasterly along the Southwesterly boundary of Fremont Street to the centerline of Atlantic Street; thence Southerly along the centerline of Atlantic Street to the centerline of Olive Street; thence Westerly along the centerline of Olive Street to the centerline of Russell Avenue; thence northwesterly along the centerline of Russell Avenue to the centerline of Euclid Avenue; thence Northerly along the centerline of Euclid Avenue to a line that is 350 feet Southerly of the centerline of Charleston Boulevard; thence Westerly along said line a distance of 128 feet; thence Northerly a distance of 115 feet to a line that is 235 feet Southerly of the centerline of Charleston Boulevard; thence Westerly along said line to the centerline of Burnham Avenue; thence Southerly along the centerline of Burnham Avenue to a line that is 1214 feet Southerly of the centerline of Charleston Boulevard; thence Westerly along said line to a line that is 580 feet Easterly of the Easterly boundary of HILLSIDE TERRACE (a recorded subdivision); thence Northerly along said line a distance of 130 feet to a line that is 1084 feet Southerly of the centerline of Charleston Boulevard; thence Westerly along said line to the Easterly boundary of said HILLSIDE TERRACE; thence Northerly along the Easterly boundary of HILLSIDE TERRACE and CHARLESTON SQUARE TRACT No. 3 (a recorded subdivision) to the South line of Lot 2, Block 1 of CHARLESTON SQUARE TRACT No. 3; thence Westerly along said South line of Lot 2 to the centerline of 17th Street; thence Northerly along the centerline of 17th Street to the centerline of the East-West alley in Block 1 of CHARLESTON SQUARE TRACT No. 4 (a recorded subdivision); thence Westerly along the centerline of said East-West alley to the centerline of the North-South alley in said Block 1; thence Northerly along the centerline of said North-South alley to the South line of Lot 1 of CHARLESTON SQUARE TRACT No. 2 (a recorded subdivision); thence Westerly along said South line of Lot 1 to the centerline of Hillside Place; thence Southerly along the centerline of Hillside Place to the centerline of the East-West alley in Block 1 of CHARLESTON SQUARE TRACT No. 1 (a recorded subdivision); thence Westerly along the centerline of said East-West alley to the centerline of Thelma Lane; thence Northwestery along the centerline of Thelma Lane to the centerline of Chapman Drive; thence Northerly along the centerline of Chapman Drive to the South line of Lot 1, Block 2 of said CHARLESTON SQUARE TRACT No. 1; thence Westerly along said South line of Lot 5 1 to the West line of said Lot 1; thence Northerly along said West line of Lot 1 to the South line of Lot 1, Block 4 of HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED (a recorded subdivision); thence Westerly along said South line of Lot 1 to the centerline of 15th Street; thence Southerly along the centerline of 15th Street to the centerline of the East-West alley in Block 3 of said HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED; thence Westerly along the centerline of said East-West alley to the centerline of the North-South alley in block 25 of said HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED; thence Southerly along the centerline of said North-South alley to the centerline of the most Southerly east-West alley in said Block 25; thence Westerly along the centerline of said East-West alley and the centerline of the East-West alley in Block 24 of HUNTRIDGE SUBDIVISION TRACT No. 2 AMENDED (a recorded subdivision) to the centerline of the North-South alley in said Block 24; thence Northerly along the centerline of said North-South alley to the South line of Lot 1, Block 2 of said HUNTRIDGE SUBDIVISION TRACT No. 2 AMENDED; thence Westerly along said South line of Lot 1 and the North lines of Lots 17, 16, 15, 14, 13, 12 and 11, Block 2 of HUNTRIDGE SUBDIVISION TRACT No. 1 (a recorded subdivision) to the centerline of 10th Street; thence Northerly along the centerline of 10th Street to the South line of Lot 1, Block 1 of said HUNTRIDGE SUBDIVISION



TRACT No. 1; thence Westerly along said South line of Lot 1 to the East line of Lot 1, Block 1 of VEGA VERDE ADD (a recorded subdivision); thence South along said East line of Lot 1 to the South line of said Lot 1, thence Westerly along the South lines of Lots 1, 2, 3, 4, 5, 6, 7 and 8 of said Block 1 and the Westerly prolongation thereof to the centerline of 8th Street; thence Southerly along the centerline of 8th Street to a line that is 235 feet Southerly of the centerline of Charleston Boulevard; thence Westerly along said line a distance to 200 feet; thence Southerly 190 feet to a line that is 425 feet Southerly of the centerline of Charleston Boulevard; thence Westerly along said line a distance of 407 feet; thence Northerly 87 feet to a line that is 338 feet Southerly of the centerline of Charleston Boulevard; thence Westerly along said line a distance of 37 feet; thence Northerly a distance of 13 feet to a line that is 325 feet Southerly of the centerline of Charleston Boulevard; thence Westerly along said line to the centerline of 6th Street; thence Southerly along the centerline of 6th Street to the centerline of Park Paseo; thence Westerly along the centerline of Park Paseo to the West line of the Lot "J" of PARK PLACE ADDITION (a recorded subdivision); thence Southerly along said West line and along the West line of Block 2 of DESERT PARK No. 3 (a recorded subdivision) to the North line of PARADISE GROVE (a recorded subdivision); thence Westerly along said North line of PARADISE GROVE to the Westerly boundary of said PARADISE GROVE; thence Southwesterly and Southerly along said Westerly boundary of PARADISE GROVE to the centerline of Oakey Boulevard; thence Easterly along the centerline of Oakey Boulevard to the centerline of Santa Paula Drive; thence Southerly along the centerline of Santa Paula Drive to the centerline of St. Louis Street; thence Westerly along the centerline of said St. Louis Street to the North-South centerline of Block 19 of PARADISE VILLAGE TRACT No. 1 (a recorded subdivision); thence Southerly along said North-South centerline to the centerline of Sahara Avenue; thence Westerly along the centerline of Sahara Avenue to the centerline of Industrial Road; thence Northerly along the centerline of Industrial Road to the centerline of Wyoming Avenue; thence Westerly along the centerline of Wyoming Avenue to the Westerly right-of-way line of the Union Pacific Railroad; thence Northeasterly along said Westerly right-of-way line to the centerline of Charleston Boulevard; thence Westerly along the centerline of Charleston Boulevard to the POINT OF BEGINNING.



Exhibit C

1992 Amendment Ordinance and Map



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APRIL 1, 1992 AMEND.

CERTIFIED AS A TRUE COPY

CITY OF LAS VEGAS

By: Sandra R. LeBoeuf
Chief Deputy City Clerk

BILL NO. 92-6

ORDINANCE NO. 3437

AN ORDINANCE OF THE CITY OF LAS VEGAS, NEVADA, AMENDING THE REDEVELOPMENT PLAN IN EFFECT FOR THE CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AREA.

Sponsored By:
Mayor Jan Laverty Jones

Summary: Amends the Redevelopment Plan in effect for the City of Las Vegas Redevelopment Area by deleting therefrom and adding thereto various definitions of designated land use permitted in the Redevelopment Area and changing some of the designated land uses indicated on the Redevelopment Plan Map, attached to the Redevelopment Plan as Attachment No. 3.

WHEREAS, the City Council of the City of Las Vegas (the "City Council" and the "City," respectively, herein) has heretofore, on the 5th day of March, 1986, enacted Ordinance No. 3218 of the City which adopted and approved a redevelopment plan (the "Redevelopment Plan" herein) for a portion of the downtown area of the City by the City of Las Vegas Downtown Redevelopment Agency (the "Agency" herein); and

WHEREAS, the City Council on the 3rd day of February, 1988, enacted Ordinance No. 3339 of the City which amended the boundaries of the redevelopment area identified in the Redevelopment Plan to include property bordering, generally, the original redevelopment area on the Northwest (the redevelopment area as amended is referred to herein as the "Redevelopment Area"); and

WHEREAS, the Redevelopment Plan adopted by the City Council includes as a part thereof the Downtown Las Vegas Redevelopment Plan Map (the "Plan Map" herein) as Attachment No. 3 thereto identifying the proposed land uses to be permitted for the parcels of land (public, semi-public and private) located within the Redevelopment Area; and

WHEREAS, subsequent to the adoption of the Redevelopment

1 Plan, the City Council retained the services of Laventhol &
2 Horwath (the "Consultant" herein), to prepare a development ana-
3 lysis and strategy for the Redevelopment Area which is contained
4 in the reports entitled, to wit: Downtown Las Vegas Development
5 Strategy (dated July 23, 1987) and the West Las Vegas Development
6 Analysis and Strategy (dated June 7, 1989) and which were
7 approved by the City Council on September 16, 1987, and
8 February 7, 1990, respectively; and

9 WHEREAS, as part of the City's management goals for
10 1990, the Department of Community Planning and Development of the
11 City was directed to review and update the land use plan (the
12 "General Plan" herein) currently in effect for the City of Las
13 Vegas, including the Redevelopment Area; and

14 WHEREAS, on December 12, 1991, in conformance with the
15 requirements of NRS 278.210, the Planning Commission, after
16 publishing ten (10) days notice in a newspaper of general cir-
17 culation within the City and conducting a public hearing thereon,
18 approved the amendment to the General Plan recommended by the
19 Department of Community Planning and Development; and

20 WHEREAS, on April 1, 1992, in conformance with the
21 requirements of NRS 278.220, the City Council, after publication
22 of ten (10) days notice in a newspaper of general circulation
23 within the City and conducting a public hearing thereon, approved
24 the amendment to the General Plan recommended by the Department
25 of Community Planning and Development and approved by the
26 Planning Commission; and

27 WHEREAS, with the adoption of the amendment to the
28 General Plan, the Redevelopment Plan previously approved by the
29 Agency and adopted by the City Council for the Redevelopment Area
30 no longer complies and conforms to the General Plan; and

31 WHEREAS, pursuant to provisions of NRS 279.568, the
32 Redevelopment Plan adopted by the Agency and in effect for the

1 Redevelopment Area must comply and conform to the General Plan
2 for the City; and

3 WHEREAS, in anticipation of the amendment to the General
4 Plan, the City Council has received from the Agency a proposed
5 amendment to the Redevelopment Plan which approves and adopts the
6 redevelopment strategy proposed for the Redevelopment Area by the
7 Consultant, and modified according to the recommendations
8 received from the public and the Agency's staff (the "Second
9 Amendment" herein); and

10 WHEREAS, the Second Amendment amends the Redevelopment
11 Plan (i) by deleting the Plan Map as Attachment No. 3 thereto and
12 adopting a new Plan Map so that it complies and conforms with the
13 General Plan of the City as amended by the City Council on
14 April 1, 1992, and (ii) by adding and deleting various defini-
15 tions of designated land use contained in Section 500 of the
16 Redevelopment Plan; and

17 WHEREAS, the Second Amendment was approved by the Agency
18 following a public hearing on the 19th day of June, 1991, after
19 due notice of such public hearing was duly and regularly given by
20 the publication thereof in the Las Vegas Review Journal, a
21 newspaper of general circulation, printed and published within
22 the City, at least ten days prior to the date of such public
23 hearing, as evidenced by a copy of such notice and the affidavit
24 of the publication thereof that are on file in the office of the
25 City Clerk of the City (the "City Clerk" herein), 400 East
26 Stewart Avenue, Las Vegas, Nevada; and

27 WHEREAS, the Planning Commission for the City of Las
28 Vegas at its meeting on the 23rd day of July, 1991, after
29 reviewing the contents thereof, approved the Second Amendment
30 and, pursuant to the requirements of NRS 279.608, forwarded its
31 report and recommendation to the City Council; and

32 WHEREAS, notices of the public hearings before the

1 Agency and the City Council were mailed, by certified mail return
2 receipt requested, to each last known owner of each parcel of
3 land within the Redevelopment Area, as those owners and their
4 respective addresses were shown by the records of the Clark
5 County Assessor; and

6 WHEREAS, the Second Amendment Redevelopment Plan was
7 approved by the City Council following a public hearing on the
8 21st day of August, 1991, after due notice of such public hearing
9 having been duly and regularly given by the publication thereof
10 in the Las Vegas Review Journal, a newspaper of general cir-
11 culation, printed and published within the City, at least ten
12 days prior to the date on which such public hearing was origi-
13 nally convened, as evidenced by a copy of such notice and the
14 affidavit of the publication thereof that are on file in the
15 office of the City Clerk; and

16 WHEREAS, the City Council has considered the recommen-
17 dations of the Agency and of the Planning Commission concerning
18 the Second Amendment and has provided an opportunity for all of
19 the interested persons to be heard and has received and con-
20 sidered all of the evidence and testimony that has been presented
21 for or against any and all aspects of the Second Amendment
22 Redevelopment Plan; and

23 WHEREAS, a copy of the Second Amendment is on file in
24 the office of the Agency and in the office of the City Clerk, 400
25 East Stewart Avenue, Las Vegas, Nevada;

26 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS
27 VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

28 SECTION 1: That the purpose and intent of the City
29 Council in adopting this Ordinance is to implement the develop-
30 ment strategy proposed for the Redevelopment Area and to comply
31 and conform the Redevelopment Plan with the General Plan in
32 effect for the City.

SECTION 2: The City Council hereby finds and determines the following:

(a) The proposed amendment to the Redevelopment Plan as hereinafter set forth is necessary to, and in furtherance of, the goals and objectives of the Redevelopment Plan for the Redevelopment Area;

(b) The adoption of this Ordinance is necessary in order for the Redevelopment Plan to comply and conform with the General Plan of the City;

(c) The Redevelopment Plan as amended herein complies and conforms to the General Plan of the City; and

(d) The Redevelopment Plan as amended will redevelop the Redevelopment Area in conformity with NRS 279.382 to NRS 279.680, inclusive, and is in the interest of the peace, health, safety and welfare of the community.

SECTION 3: Section 500 of the Redevelopment Plan is hereby amended by deleting Attachment No. 3 attached thereto, and inserting in lieu thereof a new Attachment No. 3, attached hereto as Exhibit "A" and incorporated herein as a part of this Ordinance, as a part of the Redevelopment Plan.

SECTION 4: Section 510 of the Redevelopment Plan, and all of the definitions of designated land uses contained therein, is hereby deleted in its entirety and the following definitions adopted in lieu thereof, to wit:

ARTICLE V: USES PERMITTED IN THE REDEVELOPMENT AREA

Section 500 - Redevelopment Plan Map

The "Redevelopment Plan Map," (the "Map") which appears in Attachment Three of this Plan, illustrates the location of the Redevelopment Area boundaries, layout of the principal streets within the Redevelopment Area, and the proposed land uses to be permitted in the Redevelopment Area, for all land -- public, semi-public and private. All development shall

conform to the requirements of applicable State statutes and local codes as they now exist or are hereafter amended.

Section 510 - Designated Land Uses

510.1: Low Density Residential. The area shown on the Map as "Low Density Residential" is to be developed primarily but not exclusively for residential uses, with a range of dwelling unit density from three to six dwelling units per acre. All such uses shall conform to the provisions of this Plan and to the City codes and ordinances in effect from time to time.

510.2: Medium Low Density Residential. The area shown on the Map as "Medium Low Density Residential" is to be developed primarily but not exclusively for residential uses, with a range of dwelling unit density from six to twelve dwelling units per acre. All such uses shall conform to the provisions of this Plan and to the City codes and ordinances in effect from time to time.

510.3: Medium Density Residential. The area shown on the Map as "Medium Density Residential" is to be developed primarily but not exclusively for residential uses, with a range of dwelling unit density from twelve to twenty dwelling units per acre. All such uses shall conform to the provisions of this Plan and to the City codes and ordinances in effect from time to time.

510.4: High Density Residential. The area shown on the Map as "High Density Residential" is to be developed primarily but not exclusively for residential uses, with a range of dwelling unit density of twenty or more dwelling units per acre. All such uses shall conform to the provisions of this Plan and to the City codes and ordinances in effect from time to time.

1 510.5: General Commercial. "General Commercial" uses as shown
2 on the Map include, but are not limited to, retail, service,
3 wholesale, office, and other uses of a more intense character
4 that serve primarily local community patrons and commonly
5 include outdoor storage or display of products or parts,
6 noise, lighting or other characteristics not generally con-
7 sidered compatible with adjoining residential uses without
8 significant transition. In addition, General Commercial
9 areas allow Service Commercial uses. All such uses shall
10 conform to the provisions of this Plan and to the City codes
11 and ordinances in effect from time to time.

12 510.6: Service Commercial. "Service Commercial" uses as shown
13 on the Map include, but are not limited to, retail, service,
14 office, and other uses that serve primarily local community
15 patrons and that do not include general commercial charac-
16 teristics. In addition, the Service Commercial areas allow
17 High Density Residential uses. All such uses shall conform
18 to the provisions of this Plan and to the City codes and
19 ordinances in effect from time to time.

20 510.7: Tourist Commercial. "Tourist Commercial" uses as shown on
21 the Map include, but are not limited to, retail, entertain-
22 ment, temporary residential, and other uses which primarily
23 derive revenue from or are oriented toward visitors to the
24 community. In addition, Tourist Commercial areas allow
25 General Commercial uses. All such uses shall conform to the
26 provisions of this Plan and to the City codes and ordinances
27 in effect from time to time.

28 510.8: Employment/Industrial. "Employment/Industrial" uses as
29 shown on the Map include, but are not limited to, industrial,
30 warehousing, and other uses and accessory structures and
31 facilities and the manufacturing, fabrication or other
32 processing or treatment of any article, substance or com-

1 modify in such a manner as to change the character thereof.

2 In addition, Employment/Industrial areas allow General
3 Commercial uses. All such uses shall conform to the provi-
4 sions of this Plan and to the City codes and ordinances in
5 effect from time to time.

6 510.9: Civic. "Civic" uses as shown on the Map include, but are
7 not limited to, any use operated or controlled by the City,
8 the County, the State or any of its political subdivisions or
9 the United States of America; and, any use operated or
10 controlled by any recognized religious, fraternal, veteran,
11 civic or service organization.

12 510.10: Neighborhood Infill. The area shown on the Map as
13 "Neighborhood Infill" is to be developed primarily, but not
14 exclusively, as reinforcement of the existing neighborhood
15 pattern by infilling vacant parcels and abandoned structures
16 with appropriate and similar uses. Such uses include, but
17 are not limited to, residential, Civic, Service Commercial,
18 and Tourist Commercial.

19 510.11: Residential Infill. The area shown on the Map as
20 "Residential Infill" is to be developed primarily, but not
21 exclusively, for varying forms of residential use.

22 510.12: Region - Serving Support Business. The area shown on
23 the Map as "Region - Serving Support Business" is to be deve-
24 loped primarily, but not exclusively, for service commercial
25 uses that support regional demands and includes enterprises
26 such as delivery services, equipment, maintenance, printing,
27 and hotel/casino suppliers.

28 510.13: Region - Serving Support Center. The area shown on the
29 Map as "Region - Serving Support Center" is to be developed
30 as the hub for region-serving support businesses.

31 510.14: Town Center. The area shown on the Map as "Town Center"
32 is to be developed primarily, but not exclusively, as retail

1 : tation of existing residential uses.

2 : 510.22: Industrial Rehab. The area shown on the Map as
3 : "Industrial Rehab" is to be developed primarily, but not
4 : exclusively, as maintenance and rehabilitation of existing
5 : industrial uses.

6 : 510.23: Low Density Professional Office Conversion. The area
7 : shown on the Map as "Low Density Professional Office
8 : Conversion" is to be developed primarily, but not exclusi-
9 : vely, as conversion from single family homes to low-rise pro-
10 : fessional office and maintenance of existing uses.

11 : 510.24: Secondary Tourist. The area shown on the Map as
12 : "Secondary Tourist" is to be developed primarily, but not
13 : exclusively, as hotel/casino, tourist retail, restaurants
14 : and entertainment.

15 : 510.25: Light Industry. The area shown on the Map as "Light
16 : Industry" is to be developed primarily, but not exclusively,
17 : as public garages for automobiles, bus companies and trailer
18 : sales areas, secondhand stores and shops, wholesale ware-
19 : houses, automobile laundries, and industrial laundries pro-
20 : viding services for commercial and industrial businesses.

21 : SECTION 5: All of the written objections to the Second
22 : Amended Redevelopment Plan that were filed with the City Clerk
23 : before the hour that was set for the public hearing and all of
24 : the oral and written objections that were presented to the City
25 : Council at the public hearing having been considered are hereby
26 : overruled.

27 : SECTION 6: The Second Amended Redevelopment Plan for
28 : the Downtown Las Vegas Redevelopment Area, together with the maps
29 : that are contained therein and such other reports as are incor-
30 : porated therein by reference, a copy of all of which is on file
31 : in the office of the City Clerk, having been duly reviewed and
32 : considered by the City Council, is hereby incorporated into this

and office space.

510.15: Neighborhood Corridor. The area shown on the Map as "Neighborhood Corridor" is to be developed primarily, but not exclusively, as higher intensity retail or business infill and also recognizes existing residential and civic uses.

510.16: Downtown Core. The area shown on the Map as "Downtown Core" is to be developed primarily, but not exclusively, as hotel/casino, tourist retail, restaurants and intensive entertainment uses.

510.17: Office/Civic Core. The area shown on the Map as "Office/Civic Core" is to be developed primarily, but not exclusively, as office and civic uses.

510.18: Mixed Use. The area shown on the Map as "Mixed Use" is to be developed primarily, but not exclusively, as hotel/casino, tourist retail, restaurants, extensive and intensive entertainment, office uses and high density residential that are compatible with and enhance traditional tourist-oriented uses.

510.19: Medium to High Density Residential/Commercial Rehab.

The area shown on the Map as "Medium to High Density Residential/Commercial Rehab" is to be developed primarily, but not exclusively, as the maintenance and rehabilitation of existing residential and commercial uses whose density ranges from twelve to twenty units and greater per acre.

510.20: Office/Residential Mixed Use. The area shown on the Map as "Office Residential Mixed Use" is to be developed primarily, but not exclusively, as allowing conversions to offices selectively, but giving priority to the location of those uses in the office/civic core, and high density housing.

510.21: High Density Residential Rehab. The area shown on the Map as "High Density Residential Rehab" is to be developed primarily, but not exclusively, as maintenance and rehabilitation.

1 Ordinance and by this reference is made a part hereof and, as it
2 is so incorporated, is hereby designated, approved and adopted as
3 the official Redevelopment Plan for the City.

4 SECTION 7: If any part of this Ordinance or of the
5 Second Amended Redevelopment Plan which it approves and adopts is
6 held to be invalid for any reason, such decision shall not affect
7 the validity of the remaining portions of this Ordinance or of
8 the Second Amended Redevelopment Plan, and the City Council
9 hereby declares that it would have passed the remainder of this
10 Ordinance or approved and adopted the remainder of the Second
11 Amended Redevelopment Plan if such invalid portion thereof had
12 been deleted.

13 PASSED, ADOPTED and APPROVED this 1st day of April,
14 1992.

15 CITY OF LAS VEGAS

16
17 By 
18 JAN/LAVERTY JONES, Mayor

OK
VS
4-6-92

19 ATTEST:

20
21 
22 KATHLEEN M. TIGHE, City Clerk

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 5th day of February, 1992,
3 and referred to the following committee composed of Councilmen
4 Nolen and Hawkins Jr. for recommen-
5 dation: thereafter the said committee reported favorably on said
6 ordinance on the 1st day of April, 1992, which was a
7 regular meeting of said Council; that at said
8 regular meeting, the proposed ordinance was read by
9 title to the City Council as first introduced and adopted by the
10 following vote:

11 VOTING "AYE": Councilmen Nolen, Adamsen, Higginson, Hawkins Jr. and Mayor Jones

12 VOTING "NAY": NONE

13 ABSENT: NONE

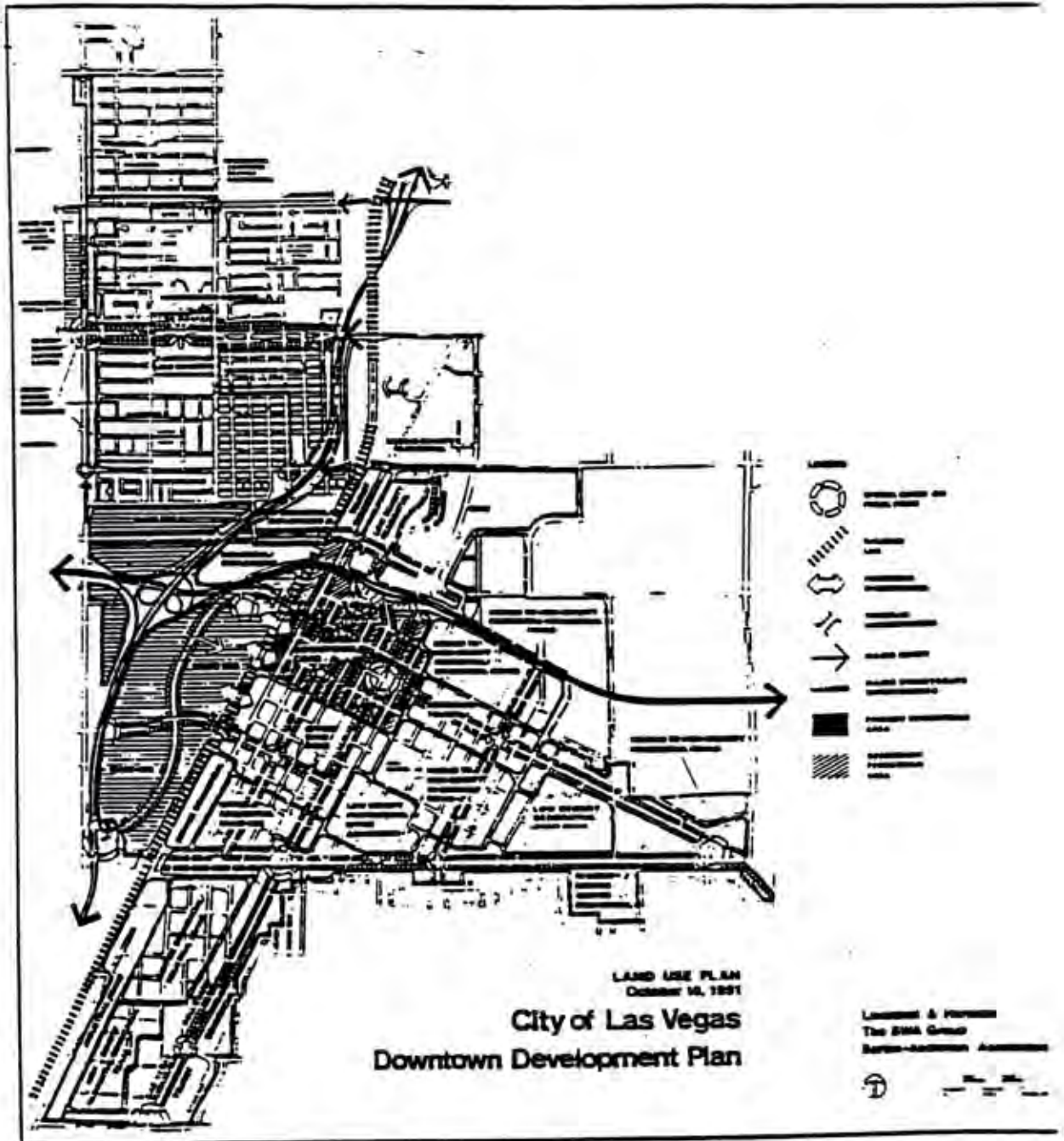
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15 APPROVED:

16 By 
17 JAN LAVERTY JONES, Mayor
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ATTEST:


KATHLEEN M. TIGHE, City Clerk

OK
VS
4-6-92



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Exhibit D

Legal Description of 1996 Expansion of Redevelopment Area

Those portions of Section 24 and Section 25, Township 20 South, Range 60 East, M.D.M., and those portions of Section 19, Section 21, Section 25, Section 26, Section 29, Section 30, Section 35, and Section 36 in Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, describe as follows:

PARCEL 1

BEGINNING at the intersection of the West line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, M.D.M., with the Westerly prolongation of the North line of Parcel 1 as shown on File 23 of Parcel Maps, Page 3 of Clark County, Nevada Records; thence Easterly along said Westerly prolongation and the North line of said Parcel 1 to the West line of Parcel 2 as shown on said File 23 of Parcel Maps, Page 3; thence Southerly along said West line and the Southerly prolongation thereof to the North line of Section 30, Township 20 South, Range 61 East, M.D.M., thence Easterly along said North line to the Northerly prolongation of the East line of that certain parcel of land described by DEED to the STATE OF NEVADA, recorded August 7, 1959 as Document Number 169656 of Clark County, Nevada Records; thence Southerly along said Northerly prolongation and the East line of said STATE OF NEVADA Parcel to the South line of said STATE OF NEVADA Parcel; thence Westerly along said South line and the Westerly prolongation thereof to the East Right-of-Way line of DECATUR BOULEVARD; thence Southerly along said East Right-of-Way line to the North line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 30; thence Easterly along said North line to the Northerly prolongation of the West line CHARLESTON ESTATES TRACT NO. 7-A, a recorded subdivision; thence Southerly along said Northerly prolongation and the West line of said CHARLESTON ESTATES TRACT 7-A and the Westerly line of CHARLESTON ESTATES TRACT NO. 7B, a recorded subdivision, to the South line of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 30; thence Westerly along said South line and the Westerly prolongation thereof to the West Right-of-Way line of DECATUR BOULEVARD; thence Northerly along said West Right-of-Way line to the South line of Lot 17, Block 6 of LAS VEGAS SQUARE, a recorded subdivision; thence Westerly along said South line and South line of Lot 40, Block 6 of said LAS VEGAS SQUARE to the East Right-of-Way line of YALE STREET; thence Northerly along said East Right-of-Way line to the North line of the South 31 feet of Lot 2, Block 1 of GOLF RIDGE TERRACE UNIT NO. 1, a recorded subdivision; thence Easterly along said North line to the West Right-of-Way line of DECATUR BOULEVARD; thence Northerly along said West Right-of-Way line to the centerline of CARMEN BOULEVARD; thence Westerly along said centerline to the East Right-of-Way line of YALE STREET; thence Northerly along said East Right-of-Way line to the South line of GOLF RIDGE TERRACE UNIT NO. 7-E, a recorded subdivision; thence Westerly along said South line to the West line of said GOLF RIDGE TERRACE UNIT NO. 7-E; thence Northerly along said West line to the South line of GOLF RIDGE TERRACE UNIT NO. 7-F, a recorded subdivision; thence Easterly along said South line to the East line of said GOLF RIDGE TERRACE UNIT NO. 7-F thence Northerly along said East line to the South line of Section 24, Township 20 South, Range 60 East, M.D.M.; thence Easterly along said South line to the West line of the East 210 feet of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 24; thence Northerly along said West line to the North line of the South half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 24; thence Easterly along said North line to the West line of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 24; thence Northerly along said West line to the North line of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 24; thence Easterly along said North line to the East line



of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) Southeast Quarter (SE $\frac{1}{4}$) of said Section 24; thence Southerly along said East line to the POINT OF BEGINNING.

PARCEL 2

BEGINNING at the Northwest corner of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 21, Township 20 South, Range 61 East, M.D.M.; thence Easterly along the North line of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 21 to the West line of the East 390 feet of the East half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 21; thence Southerly along said West line to the South line of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 21; thence Westerly along said South line to the West line of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SE $\frac{1}{4}$) of said Section 21; thence Northerly along said West line to the POINT OF BEGINNING.

PARCEL 3

BEGINNING at the Northeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, M.D.M.; thence Southerly along the East line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 29 and the Southerly prolongation thereof to the South Right-of-Way line WASHINGTON AVENUE; thence Westerly along said South Right-of-Way line to the East line of that certain parcel of land described by DEED to the CITY OF LAS VEGAS, recorded May 24, 1979 as Instrument Number 1019366 of Clark County, Nevada Records; thence Southerly along said East line to the North Right-of-Way line of ERNEST MAY LANE; thence Easterly along said North Right-of-Way line to the East line of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 29; thence Southerly along said East line to the South line of ROBIN MANOR, recorded subdivision; thence Easterly along said South line and the Easterly prolongation thereof to the East Right-of-Way line of DIKE LANE; thence Southerly along said East Right-of-Way line to the North line of that certain parcel of land described as PARCEL A of that certain DEED to FRANCHISE REALTY INTERSTATE CORPORATION, recorded July 6, 1967 as Instrument Number 648248 of Clark County, Nevada Records; thence Easterly along said North line to the East line of said PARCEL A; thence Southerly along said East line and the Southerly prolongation thereof to the South Right-of-Way line of BONANZA ROAD; thence Westerly along said South Right-of-Way line West line of BONANZA PARK, recorded subdivision; thence Southerly along said West line to the North Right-of-Way line of ORAN K. GRAGSON HIGHWAY (US 95); thence Westerly along said North Right-of-Way line to the Northeast Right-of-Way line of RANCHO DRIVE; thence Northwesterly along said Northeast Right-of-Way line to the South line of the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 29; thence Westerly along said South line to the Southwest Right-of-Way line of RANCHO DRIVE; thence Northwesterly along said Southwest Right-of-Way line to the North Right-of-Way line of BONANZA ROAD; thence Westerly along said North Right-of-Way line to the South line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 29; thence Westerly along said South line to the West line of the East 618.12 feet (measured along the North line) of Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 29; thence Northerly along said West line to the North line of the Northeast Quarter (NE $\frac{1}{4}$) of Southwest Quarter (SW $\frac{1}{4}$) of said Section 29; thence Easterly along said North line to the Northeast Right-of-Way line of RANCHO DRIVE; thence Northwesterly along said Northeast Right-of-Way line to the Southeast line TWIN LAKES VILLAGE, UNIT 5, a recorded subdivision; thence Northeasterly and Easterly along said Southeast line to the West line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 29; thence Northerly along said West line to the North line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 29; thence Easterly along said North line to the POINT OF BEGINNING.



PARCEL 4

BEGINNING at the Northwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 25, Township 20 South, Range 61 East, M.D.M.; thence Easterly along the North line of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 25, to the East line of line of the West 793.63 feet (measured along said North line) of the Northwest Quarter (NW $\frac{1}{4}$) of said section 25; thence Southerly along said East line to the South line of the North 769.98 feet (measured along the West line) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 25; thence Westerly along said South line to the West line of PARCEL NO.1 as shown on File 29 of Parcel Maps, Page 51 of Clark County, Nevada Records; thence Southerly along said West line and the Southerly prolongation thereof to the centerline of SEARLES AVENUE; thence Easterly along said centerline to the West line of THE MEWS, a recorded subdivision; thence Southerly along said West line to the centerline of DEMITRIUS AVENUE; thence Westerly along said centerline to the East Right-of-Way line of EASTERN AVENUE; thence Southerly along said East Right-of-Way line to the south line of WASHINGTON ADDITION UNIT NO. 2, a recorded subdivision; thence Easterly along said South line to the West line of PARCEL 1 as shown on File 60 of Parcel Maps, Page 77 of Clark County, Nevada Records; thence Southerly along said West line to the South line of LOT 2A as shown on File 26 of Parcel Maps, Page 68 of Clark County, Nevada Records; thence Westerly along said South line to the East Right-of-Way line of EASTERN AVENUE; thence Southerly along said East Right-of-Way line to the North line of the North half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 25; thence Easterly along said North line to the East line of the West 350 feet of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 25; thence Southerly along said East line to the South line of the North 350 feet of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 25; thence Westerly along said South line to the East Right-of-Way line of EASTERN AVENUE; thence Southerly along said East Right-of-Way line to the North line of the South 155 feet of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 25; thence Easterly along said North line to the East line of the West 200 feet of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 25; thence Southerly along said East line to the North line of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 25; thence Easterly along said North line to the West line of TANKEL'S NORTH ADDITION NO. 2, a recorded subdivision; thence Southerly along said West line to the North line of the South Half (S $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 25; thence Westerly along said North line to the East Right-of-Way line on EASTERN AVENUE; thence Southerly along said East Right-of-Way line to the North line of Section 36, Township 20 South, Range 61 East, M.D.M.; thence Easterly along said North line to the Northerly prolongation of the East line of Lot 1, Block 1 of ARTESIAN ACRES, a recorded subdivision; thence Southerly along said Northerly prolongation and the East lines of Lots 1 through 4, Block 1, and Lots 1 and 2, Block 8 of said ARTESIAN ACRES to the North Right-of-Way line of the I-515 EXPRESSWAY; thence Northwesterly along said North Right-of-Way line to the East Right-of-Way line of EASTERN AVENUE; thence Southerly along said East Right-of-Way to the South Right-of-Way of the I-515 EXPRESSWAY; thence Easterly along said South Right-of-Way line to the East Right-of-Way line of that certain parcel of land described as Parcel I-515-CL-074.265 of that certain QUITCLAIM DEED to the CITY OF LAS VEGAS, recorded October 3, 1989 in Book 891003 as Instrument Number 00419 of Clark County, Nevada Records; thence Southerly along said East Right-of-Way line and the Southerly prolongation thereof to the North line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 36; thence Easterly along said North line to the West Right-of-Way line of TWENTY-EIGHTH STREET; thence Southerly along said West Right-of-Way line to the South Right-of-Way line of SUNRISE AVENUE; thence Westerly along said South Right-of-Way line to the East line of SUNRISE PARK TRACT NO. 1, a recorded subdivision; thence Southerly along said East line to the centerline of VALLEY STREET; thence Westerly along centerline to the West line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 36; thence Northerly along said West line to the South line of MOSS TRACT NO.



3, a recorded subdivision; thence Westerly along said South line to the West Right-of-Way line of EASTERN AVENUE; thence Northerly along said West Right-of-Way line to the North line of said MOSS TRACT NO. 3; thence Westerly along said North line to the East line of GIBSON & JONES ADDITION, a recorded subdivision; thence Northerly along said East line to the South line of the Northeast Quarter (NE ¹/₄), of Section 35, Township 20 South, Range 61 East, M.D.M.; thence Westerly along said South line to the centerline of TWENTY-THIRD STREET; thence Northerly along said centerline to the South Right-of-Way line of the I-515 EXPRESSWAY; thence Westerly along said South Right-of-Way line to the centerline of BRUCE STREET; thence Northerly along centerline to the North Right-of-Way line of the I-515 EXPRESSWAY; thence Easterly along said North Right-of-Way line to the South Right-of-Way line of POPLAR AVENUE; thence Northerly to the Southwest corner of Lot 28, Block 3 of BOULDER DAM HOMESITE ADDITION TRACT NO. 4, a recorded subdivision; thence Northerly along the West line of said Lot 28, Block 3 and the West line of Lot 21, Block 3 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4 and the Northerly prolongation thereof to the centerline of CEDAR AVENUE; thence Westerly along said centerline to the Southerly prolongation of the West line of Lot 30, Block 2 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4; thence Northerly along said Southerly prolongation and the West line of said Lot 30, Block 2 to the North line of said Lot 30, Block 2; thence Easterly along the North lines of Lots 30 and 29, Block 2 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4 to the Southerly prolongation of the West line of Lot 21, Block 2 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4; thence Northerly along said Southerly prolongation and the West line of said Lot 21, Block 2 to the centerline of MESQUITE AVENUE; thence Westerly along said centerline of the Southerly prolongation of the West line of Lot 27, Block 1 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4; thence Northerly along said Southerly prolongation and the West line of said Lot 27, Block 1 and West line of Lot 20, Block 1 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4 and the Northerly prolongation thereof to the centerline of WALNUT AVENUE; thence Westerly along said centerline to the East line of BOULDER DAM HOMESITE ADDITION TRACT NO. 6, a recorded subdivision; thence Northerly along said East line to the North Right-of-Way line of BONANZA ROAD; thence Easterly along said North Right-of-Way line to the East line of that certain 15 foot wide, North-South alley in Block 5 of GREATER LAS VEGAS ADDITION TRACT 1; a recorded subdivision; thence Northerly along said East line to the South line of Lot 10, Block 5 of said GREATER LAS VEGAS ADDITION TRACT 1; thence Easterly along the South line of said Lot 10, Block 5 and the South lines of Lots 9, 8, 7, 6, 5, 4 and 3 Block 5 of said GREATER LAS VEGAS ADDITION TRACT 1 to the East line of said Lot 3, block 5; thence Northerly along said East line and the Northerly prolongation thereof to the centerline of WILSON AVENUE; thence Easterly along said centerline to the Southerly prolongation of the West line of Lot 46, Block 4 of said GREATER LAS VEGAS ADDITION TRACT 1; thence Northerly along said Southerly prolongation and the West line of said Lot 46, Block 4 and West lines Lots 47 through 52, Block 4 of said GREATER LAS VEGAS ADDITION TRACT 1 to the North line of said Lot 52, Block 4; thence Easterly along said North line to the West Right-of-Way line of EASTERN AVENUE; thence Northerly along said West Right-of-Way line to the North line of Lot 167, Block 6 of the AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B, a recorded subdivision; thence Westerly along said North line and the North lines of Lots 168 through 170, Block 6 of said AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B to the East line of Lot 172, Block 6 of said AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B; thence Northerly along said East line and the East lines of Lots 173 and 174, Block 6 of said AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B and the Northerly prolongation thereof to the centerline of SEARLES AVENUE; thence Westerly along said centerline to the centerline of TWENTY-THIRD STREET; thence Northerly along said centerline to the North line of the Northeast Quarter (NE ¹/₄) of Northeast Quarter (NE ¹/₄) of said Section 26; thence Easterly along said North line to the POINT OF BEGINNING.



Exhibit E

Legal Description of 2003 Ordinance 5652, includes Official Map CLV Downtown Redevelopment Area Land Use Designations



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Adopted
12/17/03

BILL NO. 2003-100

ORDINANCE NO. 5652

AN ORDINANCE TO AMEND THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA TO CONSOLIDATE AND UPDATE THE PLAN'S LAND USE DESIGNATIONS, TO EXTEND THE DURATION OF THE PLAN AS PERMITTED BY STATE LAW, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of
Planning and Development

Summary: Amends the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area to consolidate and update the Plan's land use designations, and to extend the duration of the Plan as permitted by State law.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:

WHEREAS, the City Council of the City of Las Vegas has created the Downtown Las Vegas Redevelopment Area and has adopted a Redevelopment Plan for that area; and

WHEREAS, the adoption of the Redevelopment Plan was accomplished by Ordinance No. 3218; and

WHEREAS, the Redevelopment Plan has been amended by Ordinance Nos. 3339, 3637 and 4036; and

WHEREAS, the City Council desires to amend the Redevelopment Plan again to consolidate the land use designations for the Redevelopment Area and to extend the duration of the Redevelopment Plan as permitted by State law; and

WHEREAS, the necessary public hearings have been held, and the Planning Commission, City Council, and Redevelopment Agency have approved the amendments to the Redevelopment Plan; and

WHEREAS, this Ordinance will formalize the adoption of the amendments so described.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES
HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Section 500 of the Redevelopment Plan is amended by adopting as part of Attachment 3 of the Plan the map that is attached to this Ordinance and identified as Downtown



1 Redevelopment Area Land Use Designations. The map attached to this Ordinance:

2 (A) Is intended to replace the map previously identified as "Map 9" and any other
3 map that purports to indicate land use designations within the Downtown Redevelopment Area; and

4 (B) Shall govern and control over any other map to the extent of any inconsistency
5 therewith.

6 SECTION 2: Section 510 of the Redevelopment Plan, together with its constituent
7 subdivisions, is hereby repealed and replaced with the following provisions:

8 **Section 510 Designated Land Uses**

9 **510.1 Low Density Residential (L) (up to 5.5 du/gross acre)**

10 The Low Density Residential category allows a maximum of 5.5 dwelling units per gross acre. This
11 category permits single-family detached homes, mobile homes on individual lots, gardening, home
12 occupations, and family child care facilities. Local supporting uses such as parks, other recreation
13 facilities, schools and churches are allowed in this category.

14 **510.2 Medium Low Density Residential (ML) (up to 8 du/gross acre)**

15 The Medium Low Density Residential category permits a maximum of 8 dwelling units per gross acre.
16 This density range permits: single family detached homes, including compact lots and zero lot lines;
17 mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation
18 facilities, schools and churches are allowed in this category.

19 **510.3 Medium Density Residential (M) (up to 25 du/gross acre)**

20 The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre.
21 This category includes a variety of multi-family units such as plexes, townhouses, and low-density
22 apartments.

23 **510.4 High Density Residential (H) (greater than 25 du/gross acre)**

24 The High Density Residential category permits greater than 25 dwelling units per gross acre, with the
25 exception of high-rise apartments, which has no specific limit.

26 **510.5 Office (O)**

27 The Office category provides for small lot office conversions as a transition, along primary and
28 secondary streets, from residential and commercial uses, and for large planned office areas. Permitted

1 uses include business, professional and financial offices as well as offices for individuals, civic, social,
2 fraternal and other non-profit organizations.

3 **510.6 Service Commercial (SC)**

4 The Service Commercial category allows low to medium intensity retail, office or other commercial
5 uses that serve primarily local area patrons, and that do not include more intense general commercial
6 characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys
7 and other places of public assembly and public and semi-public uses. This category also includes
8 offices either singly or grouped as office centers with professional and business services.

9 **510.7 General Commercial (GC)**

10 General Commercial allows retail, service, wholesale office and other general business uses of a more
11 intense commercial character. These uses commonly include outdoor storage or display of products
12 or parts, noise, lighting or other characteristics not generally considered compatible with adjoining
13 residential areas without significant transition. Examples include new and used car sales, recreational
14 vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as
15 hotels, motels, apartment hotels and similar uses.

16 **510.8 Light Industry/Research (LI/R)**

17 The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting
18 and non-nuisance) industrial uses, including light manufacturing, assembling and processing,
19 warehousing and distribution, and research, development and testing laboratories. Typical supporting
20 and ancillary general uses are also allowed.

21 **510.9 Public Facilities (PF)**

22 The Public Facilities category allows large governmental building sites and complexes, police and fire
23 facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control
24 facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

25 **SECTION 3:** Article IX of the Redevelopment Plan is hereby amended to read as
26 follows:

27 **Article IX**

28 The provisions of this Plan shall be effective, and the provisions of other documents formulated

1 pursuant to this Plan may be made effective, for [forty (40)] forty-five (45) years from the date of
2 adoption of this Plan by the City Council.

3 SECTION 4: The provisions of Ordinance Nos. 3218, 3339, 3637 and 4036 shall
4 remain in full force and effect except as is otherwise provided in, and except as they are inconsistent
5 with, this Ordinance.

6 SECTION 5: The Executive Director of the Agency is hereby authorized to
7 incorporate into the Redevelopment Plan the amendments set forth in this Ordinance. When
8 incorporated into the Plan, the map adopted by Section 1 of this Ordinance may be designated as
9 "Map 9" or otherwise, as the Executive Director deems appropriate.

10 SECTION 6: If any section, subsection, subdivision, paragraph, sentence, clause or
11 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
12 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
13 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
14 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
15 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
16 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
17 invalid or ineffective.

18 SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases,
19 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
20 1983 Edition, in conflict herewith are hereby repealed.

21 PASSED, ADOPTED and APPROVED this 17 day of December, 2003.

22 APPROVED:

23
24 By 
OSCAR B. GOODMAN, Mayor

25 ATTEST:

26 
BARBARA JO RONEMUS, City Clerk

27 APPROVED AS TO FORM:

28 Val Steed 11-6-03
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 19th day of November, 2003, and referred to a committee for recommendation; thereafter the
3 committee reported favorably on said ordinance on the 17th day of December, 2003, which was a
4 regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by
5 title to the City Council as first read and adopted by the following vote:

6 VOTING "AYE": Mayor Goodman, Councilmembers Reese, Brown, L. B. McDonald,
Weekly, Mack and Moncrief

7 VOTING "NAY": None

8 EXCUSED: None

9 ABSTAINED: None

10 APPROVED:

11 
12 _____
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

15 
16 _____
17 BARBARA JO RONEMUS, City Clerk
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Adopted: October 01, 2003

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702Q29G301



0 625 1,250 2,500 3,750 5,000 Feet

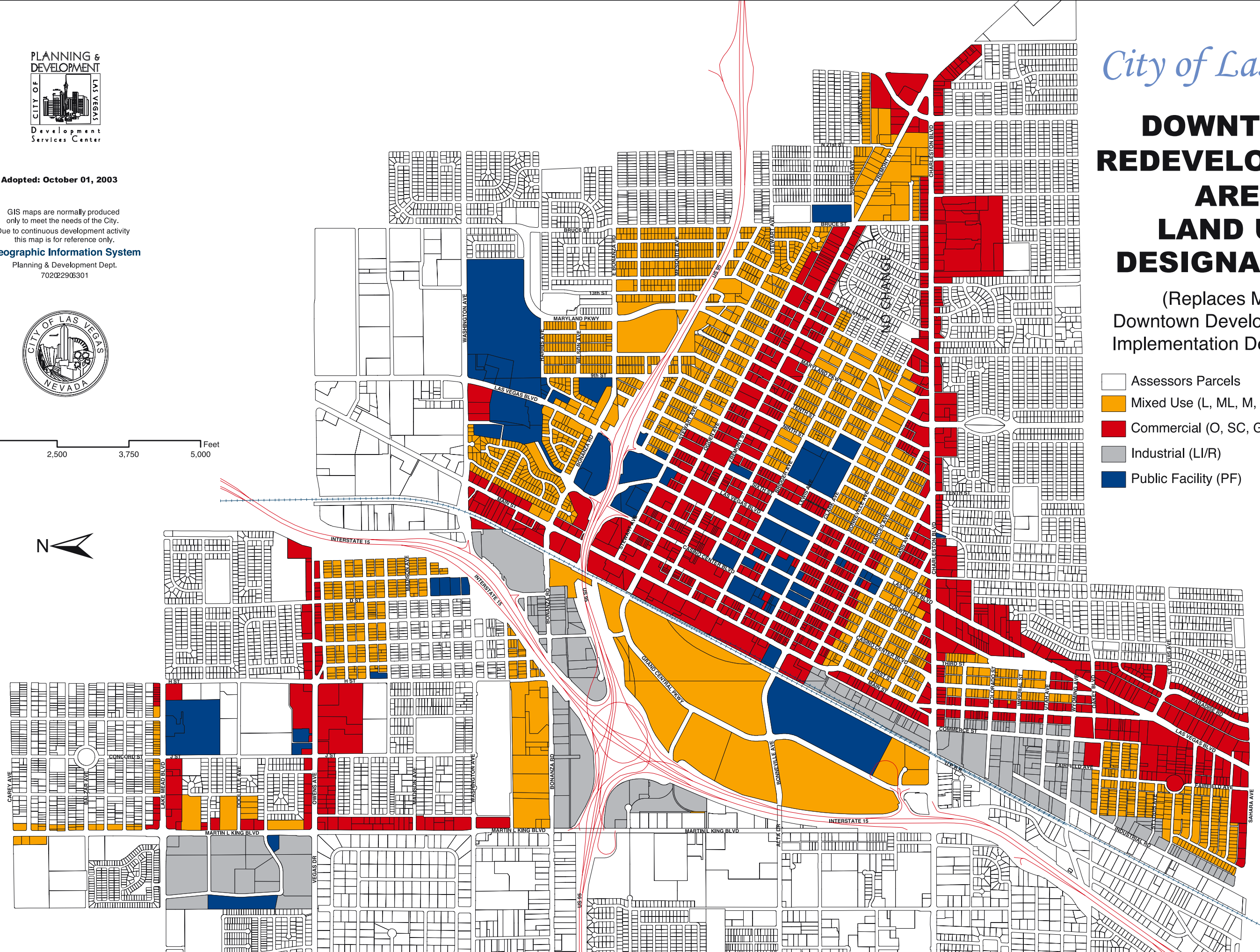


City of Las Vegas

DOWNTOWN REDEVELOPMENT AREA LAND USE DESIGNATIONS

(Replaces Map 9,
Downtown Development Plan
Implementation Designations)

- Assessors Parcels
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Commercial (O, SC, GC)
- Industrial (LI/R)
- Public Facility (PF)



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Back of Map



AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
3096706

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 12/05/2003 to 12/05/2003, on the following days: DEC. 5, 2003

Signed: _____

Donna Stark

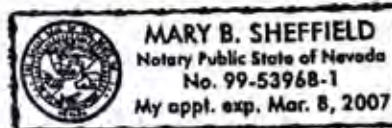
SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

5

day of December 2003

Mary B. Sheffield

Notary Public



2003 DEC 10 P 2:49

RECEIVED
CITY CLERK

BILL NO. 2003-100

AN ORDINANCE TO AMEND THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA TO CONSOLIDATE AND UPDATE THE PLAN'S LAND USE DESIGNATIONS, TO EXTEND THE DURATION OF THE PLAN AS PERMITTED BY STATE LAW, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development
Summary: Amends the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area to consolidate and update the Plan's land use designations, and to extend the duration of the Plan as permitted by State law.

At the City Council meeting of NOVEMBER 19, 2003 BILL NO. 2003-100 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA. PUB: December 5, 2003 LV Review-Journal

RECEIVED
CITY CLERK

2003 DEC 26 A 10:58

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
3119450

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 12/20/2003 to 12/20/2003, on the following days: DEC. 20, 2003

BILL NO. 2003-100
ORDINANCE NO. 5652.

AN ORDINANCE TO AMEND THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA TO CONSOLIDATE AND UPDATE THE PLAN'S LAND USE DESIGNATIONS, TO EXTEND THE DURATION OF THE PLAN AS PERMITTED BY STATE LAW, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Gensler, Director of Planning and Development
Summary: Amends the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area to consolidate and update the Plan's land use designations, and to extend the duration of the Plan as permitted by State law.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of November, 2003, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 5th day of November, 2003, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as introduced and was adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, L. Brown, L.B. McDonald, Weekly, Mack, and Moncrief
VOTING "NAY": NONE
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA. PUB: Dec. 20, 2003 LV Review-Journal

Signed: _____

Donna Stark

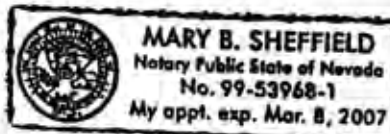
SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

24

day of *December* 2003

Mary B. Sheffield

Notary Public



RECEIVED
CITY CLERK

2004 JAN -7 P 3:50

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
3127627

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 12/29/2003 to 12/29/2003, on the following days: DEC. 29, 2003

CORRECTED
BILL NO. 2003-100
ORDINANCE
NO. 5652

AN ORDINANCE TO AMEND THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA TO CONSOLIDATE AND UPDATE THE PLAN'S LAND USE DESIGNATIONS, TO EXTEND THE DURATION OF THE PLAN AS PERMITTED BY STATE LAW, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development
Summary: Amends the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area to consolidate and update the Plan's land use designations, and to extend the duration of the Plan as permitted by State law.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of November, 2003, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 17th day of December, 2003, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as introduced and was adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, L.B. McDonald, Weekly, Mack, and Moncrief
VOTING "NAY": NONE
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVE., LAS VEGAS, NEVADA. Jlt: December 29, 2003 LV Review-Journal

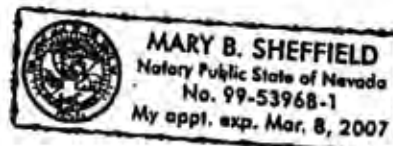
Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 31

day of December 2003

Mary B. Sheffield

Notary Public



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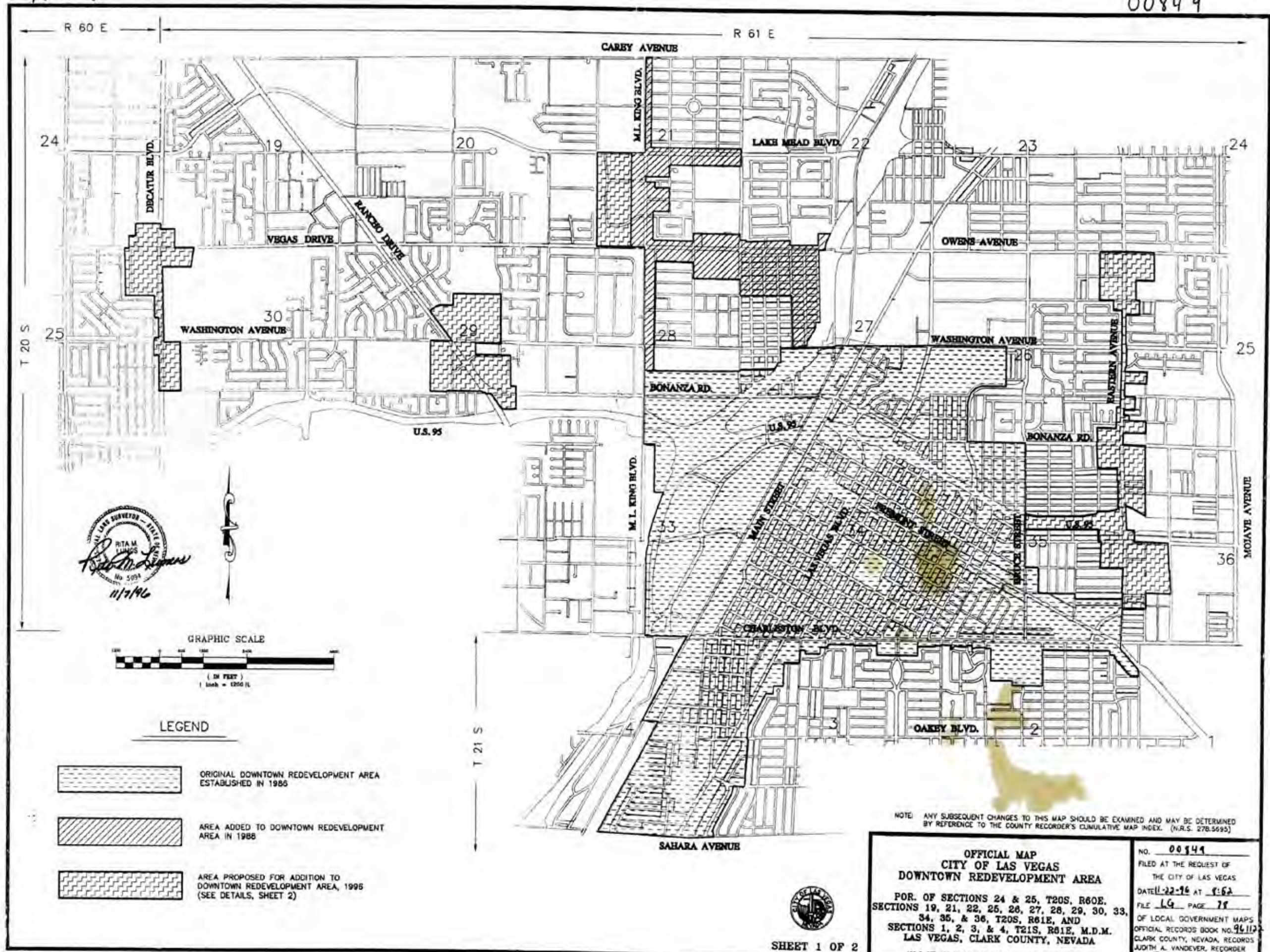
Attachment 2

Official Map of the
City of Las Vegas Downtown Redevelopment Area



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LEGEND

- ORIGINAL DOWNTOWN REDEVELOPMENT AREA ESTABLISHED IN 1986
- AREA ADDED TO DOWNTOWN REDEVELOPMENT AREA IN 1986
- AREA PROPOSED FOR ADDITION TO DOWNTOWN REDEVELOPMENT AREA, 1995 (SEE DETAILS, SHEET 2)



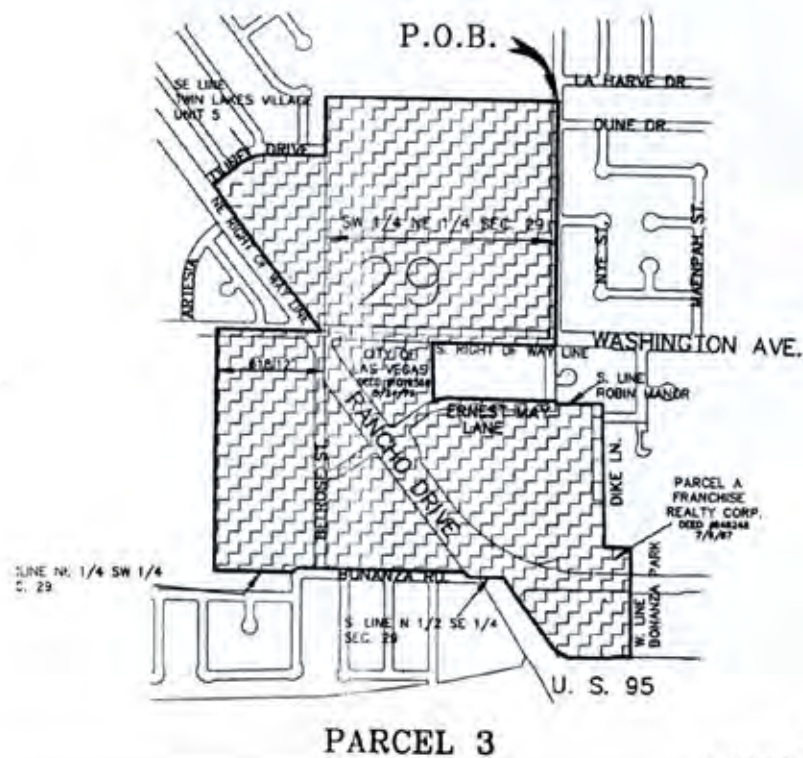
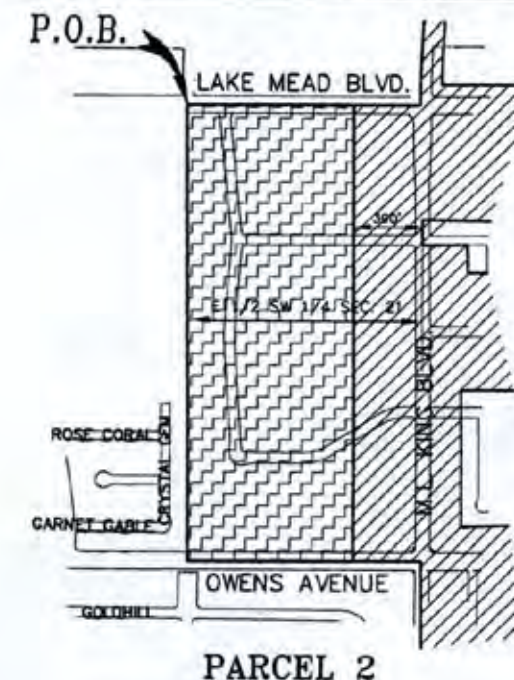
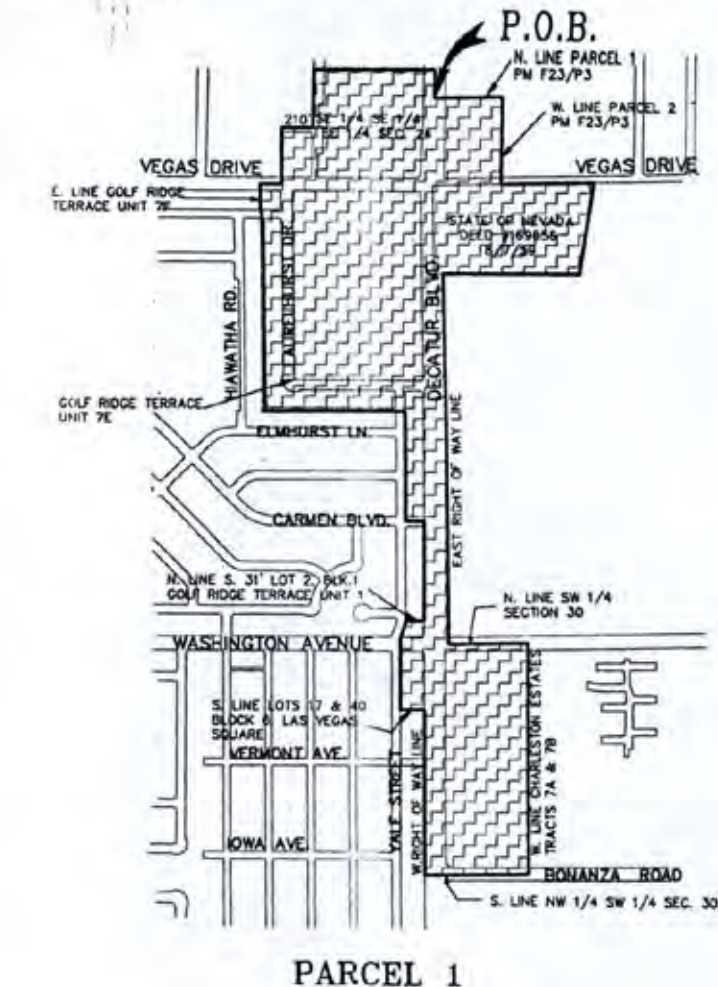
SHEET 1 OF 2

<p>OFFICIAL MAP CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AREA</p>	
<p>FOR: OF SECTIONS 24 & 25, T20S, R60E, SECTIONS 19, 21, 22, 25, 26, 27, 28, 29, 30, 33, 34, 35, & 36, T20S, R61E, AND SECTIONS 1, 2, 3, & 4, T21S, R61E, M.D.M. LAS VEGAS, CLARK COUNTY, NEVADA</p>	
<p>400 E. STEWART AVENUE, LAS VEGAS, NEVADA 89101 (702) 228-4317</p>	
<p>NO. 00849</p> <p>FILED AT THE REQUEST OF THE CITY OF LAS VEGAS</p> <p>DATE 11-22-96 AT 1:52</p> <p>FILE 16 PAGE 78</p> <p>OF LOCAL GOVERNMENT MAPS</p> <p>OFFICIAL RECORDS BOOK NO. 961122</p> <p>CLARK COUNTY, NEVADA, RECORDS</p> <p>JUDITH A. VANDEVER, RECORDER</p> <p>FEE \$1.00 DEPUTY PAA</p>	<p>054-2</p>

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00849



**OFFICIAL MAP
CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AREA**

**POR. OF SECTIONS 24 & 25, T20S, R60E,
SECTIONS 19, 21, 22, 25, 26, 27, 28, 29, 30, 33,
34, 35, & 36, T20S, R61E, AND
SECTIONS 1, 2, 3, & 4, T21S, R61E, M.D.M.
LAS VEGAS, CLARK COUNTY, NEVADA**

400 E. STEWART AVENUE, LAS VEGAS, NEVADA 89101 (702) 228-6217

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